HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2013

Vancouver CMA New Construction

The Vancouver Census Metropolitan Area (CMA) recorded 1,928 housing starts in June 2013, compared to 2,252 units for the same month, prior year. However, total housing starts for June 2012 were unusually high, well above the 10 year June average of 1,439. A rise in the number of apartment condominium starts helped boost total housing starts with 15 apartment condominium structures started in June, totalling 1,120 units.

Higher than average multiple-family housing starts contributed to the total number of starts being above the 10 year average for the second quarter of 2,402 units. (Figure 1) Part of the contribution has been an increase in apartment rental starts, including

Figure 1

Source: Canada Mortgage and Housing Corporation

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non-market rental units, throughout various municipalities in the Vancouver CMA. Coquitlam, Langley Township and Surrey have had significant increases in rental construction this year over 2012 totals.

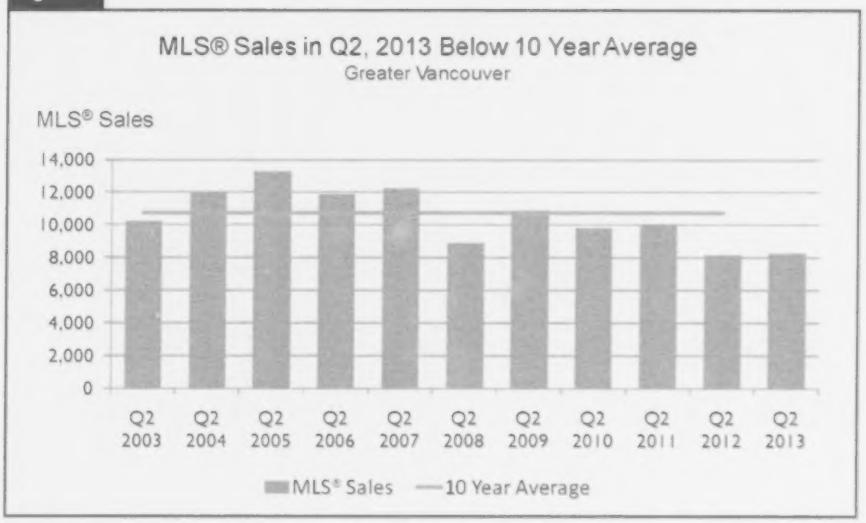
Single-detached housing starts rose in the Vancouver CMA in the second quarter.[1] The largest increase in year-to-date single-detached housing starts by volume compared to 2012 was recorded in the Eastside neighbourhood of Vancouver City at 131 units. In contrast, the largest decrease by volume during the same time period was in Surrey at 55 units. Overall, total single-detached housing starts for the first half of this year were up 10 per cent from 2012 levels.

Total housing starts for the first half of 2013 reached the second highest level since 2008. Comparisons with last year's housing starts can be misleading as the first half of 2012 recorded one of the highest levels in the past 20 years in the Vancouver CMA. Builders continue to add supply despite an increase in the number of new units that are completed and unabsorbed in the market. The number of homes available for immediate move-in has risen through the first six months of the year, ending 20 per cent above June 2012 totals.[2]

Abbotsford-Mission CMA New Construction

Greater multiple-family construction activity increased total housing starts in the Abbotsford-Mission CMA. There were 185 multiple-family housing starts in the second quarter of 2013 compared to 49 in the same quarter last year. Rental housing has seen a boost in 2013 as all apartment units that have started this year are intended for rental purposes. All condominium construction activity in the CMA has been in the form of townhouse projects.[3] For the first half of 2013, there were 400 total housing starts in the Abbotsford-Mission CMA compared to 222 in the same period in 2012.

Figure 2



Source: Canadian Real Estate Association, Real Estate Board of Greater Vancouver

Greater Vancouver MLS®[4] Market

In areas covered by the Real Estate Board of Greater Vancouver, total MLS® sales in the second quarter of 2013 totalled 8,271 compared to 8,132 in the same period last year. Sales increases in the second quarter can be attributed to greater sales in May and June, which outpaced sales during the same months in 2012. However, total MLS® sales were below the second quarter 10 year sales average of 10,722 units. (Figure 2) Ending the first half of 2013, total MLS® sales were nine per cent below last year's levels.

Second quarter MLS® single-detached sales tallied 3,397, up five per cent from the same quarter in 2012. Increased sales of single-detached homes were recorded in centres clustered around downtown Vancouver City: Vancouver Westside, Vancouver Eastside, Richmond, North Vancouver and West Vancouver. This increase also raised the market share for single-detached homes from 40 per cent in Q2, 2012 to 42 per cent in Q2, 2013.[5]

[1] Excludes single detached houses that are primarily intended for rental purposes, such as laneway homes in Vancouver City.

[2] Excludes all dwelling types primarily intended for rental purposes.

[3] Townhouse are classified as row in the data tables.

[4] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

[5] Market share of single detached houses refers to the ratio of single detached homes sold in comparison to total MLS® sales.

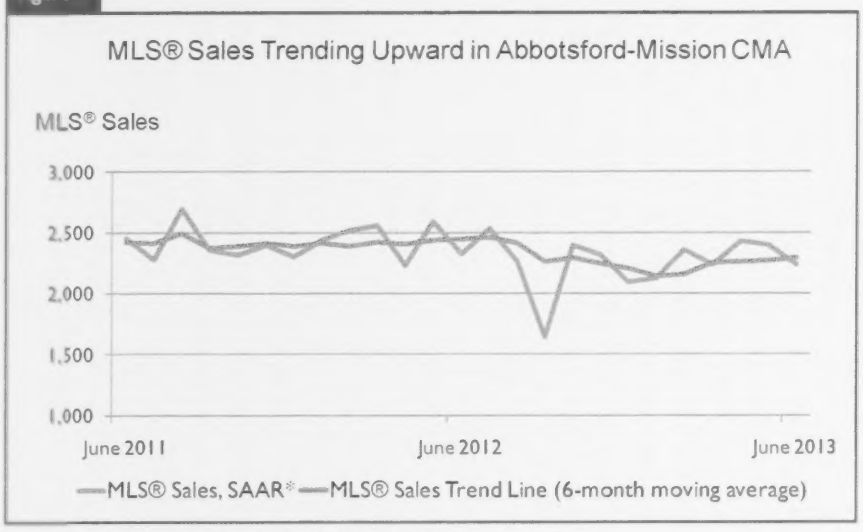
Higher demand for more expensive single-detached homes in the second quarter contributed to the total average MLS® price moving five per cent above last year's average price for the same period. This increase contributed to moving the year-to-date total average MLS® price two per cent above last year's average. Another factor that has supported prices is the decline in the number of homes listed for sale, especially for multiple-family homes (townhouses and apartments). The decline in new listings for all dwelling types in the first half of this year has outpaced the decrease in sales, limiting choice for buyers. So far, the average MLS® price for townhouses was one per cent below last year's average at $560,906, while prices for apartment condominiums was even at $447,820 in the same time frame.

Abbotsord-Mission MLS® CMA

Second quarter MLS® sales in the Abbotsford-Mission CMA were 721, the fourth consecutive quarterly decline in year-over-year comparisons. Home sales in the Abbotsford-Mission area were also below the 10 year sales average for the second quarter of 991. Despite the decline in total volume in the second quarter, sales for the past three months have slowly trended upward.[6] (Figure 3)

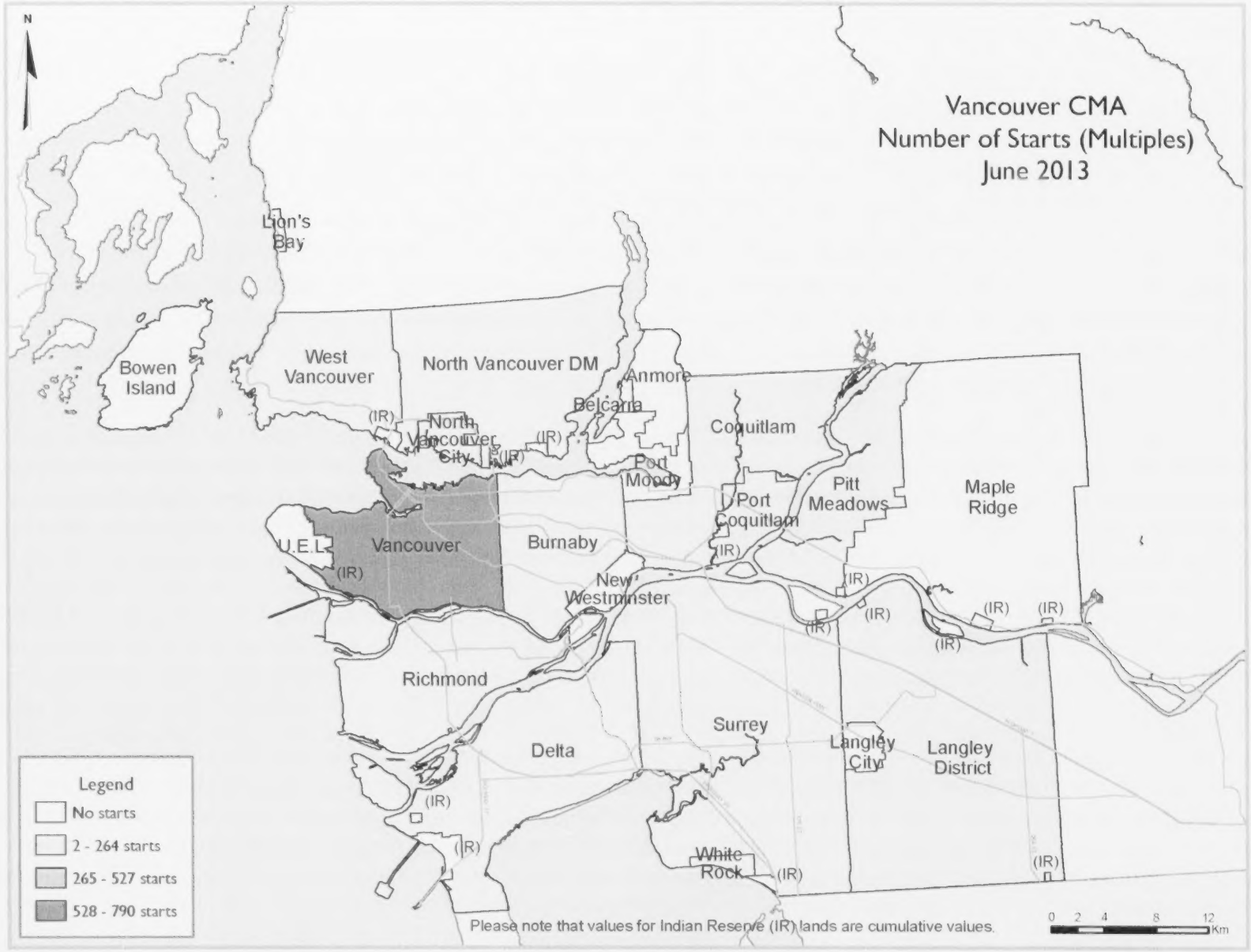
Despite the decline in sales volumes, the resale market maintained balanced conditions through the second quarter. Like Greater Vancouver, the decline in new listings has outpaced the decline in sales, limiting the number of homes for sale. Lower supply in the resale market has stabilized prices in the area. The average price for all sales during the first six months of 2013 in the CMA was $341,696, similar to the price during the same period last year.

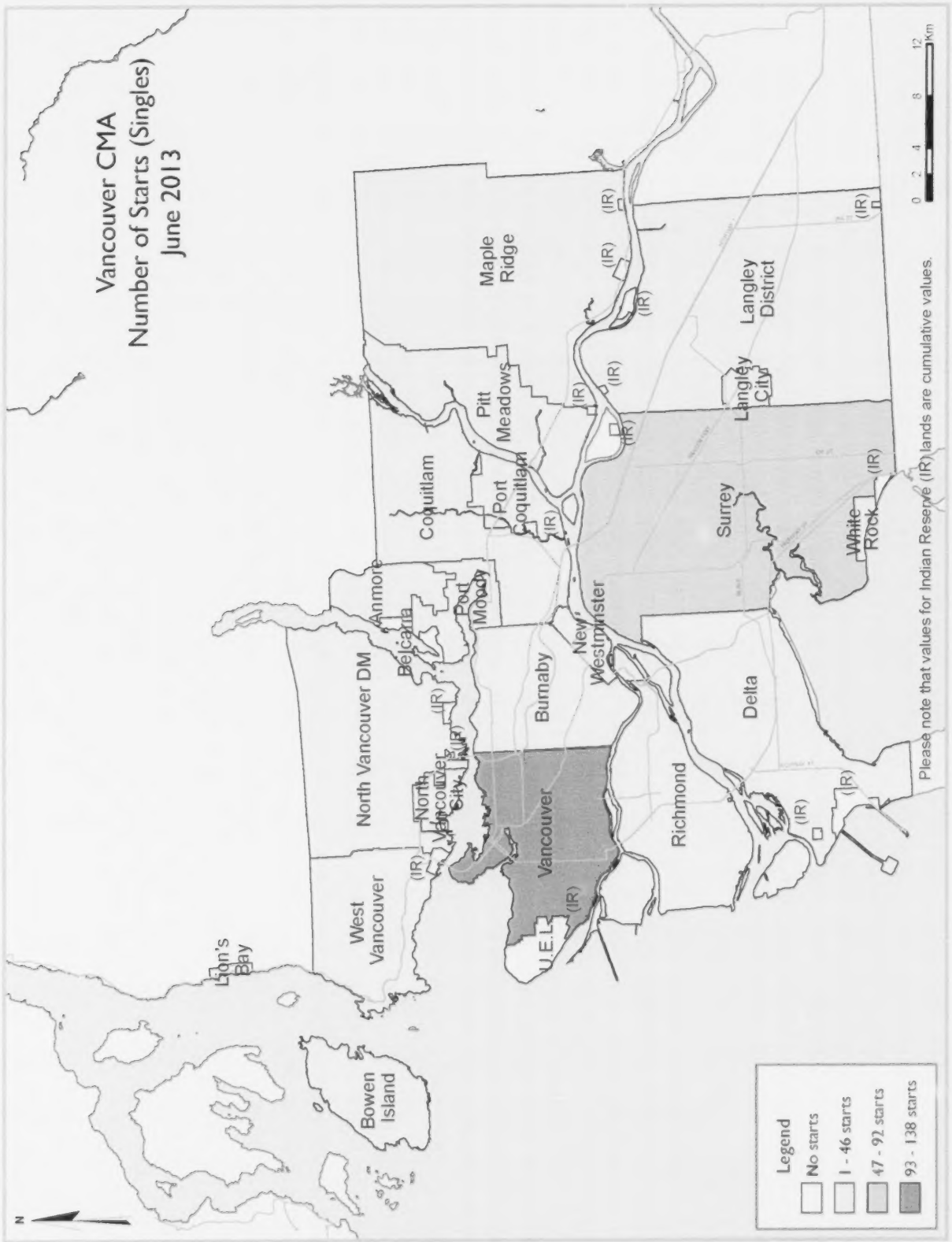
Figure 3

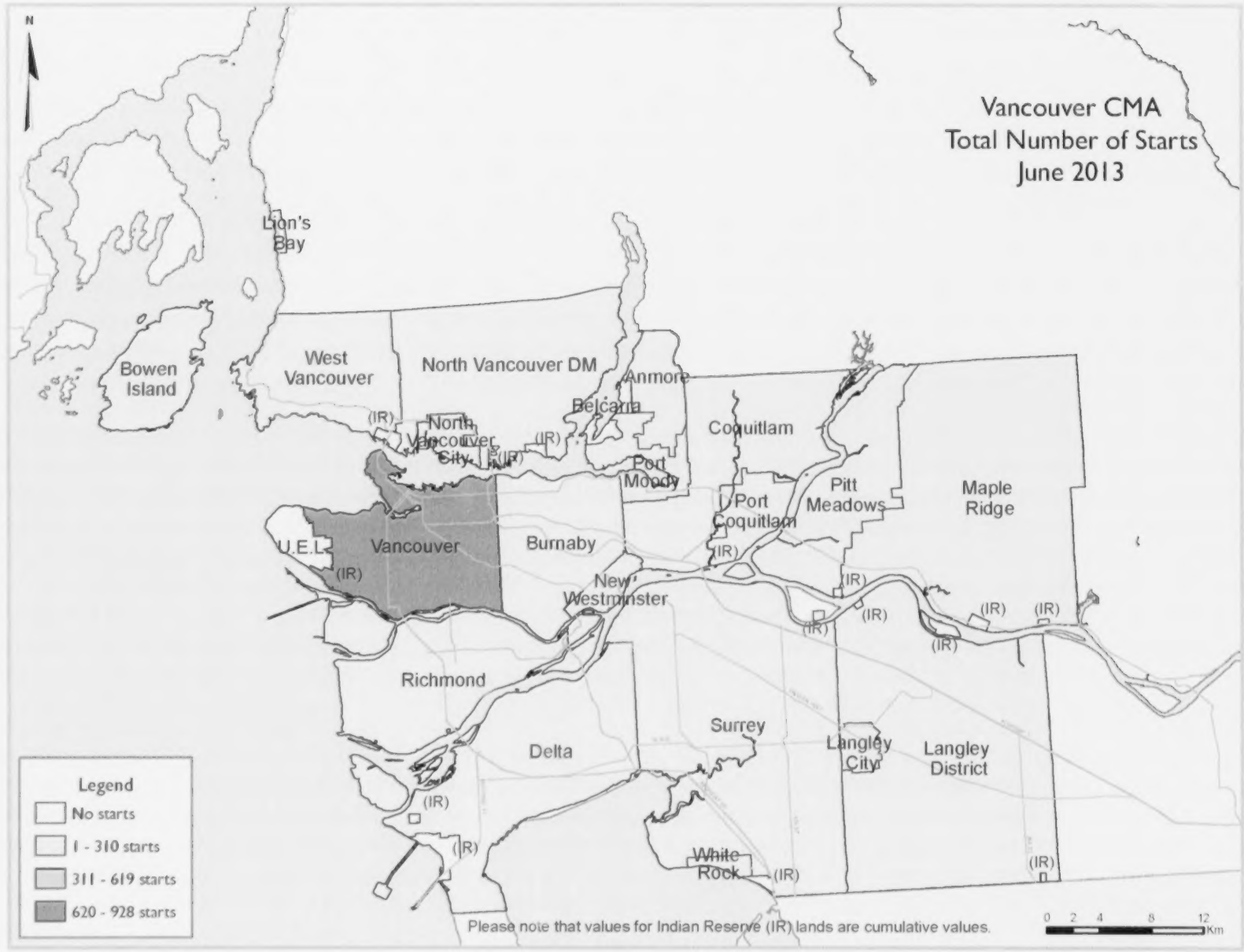


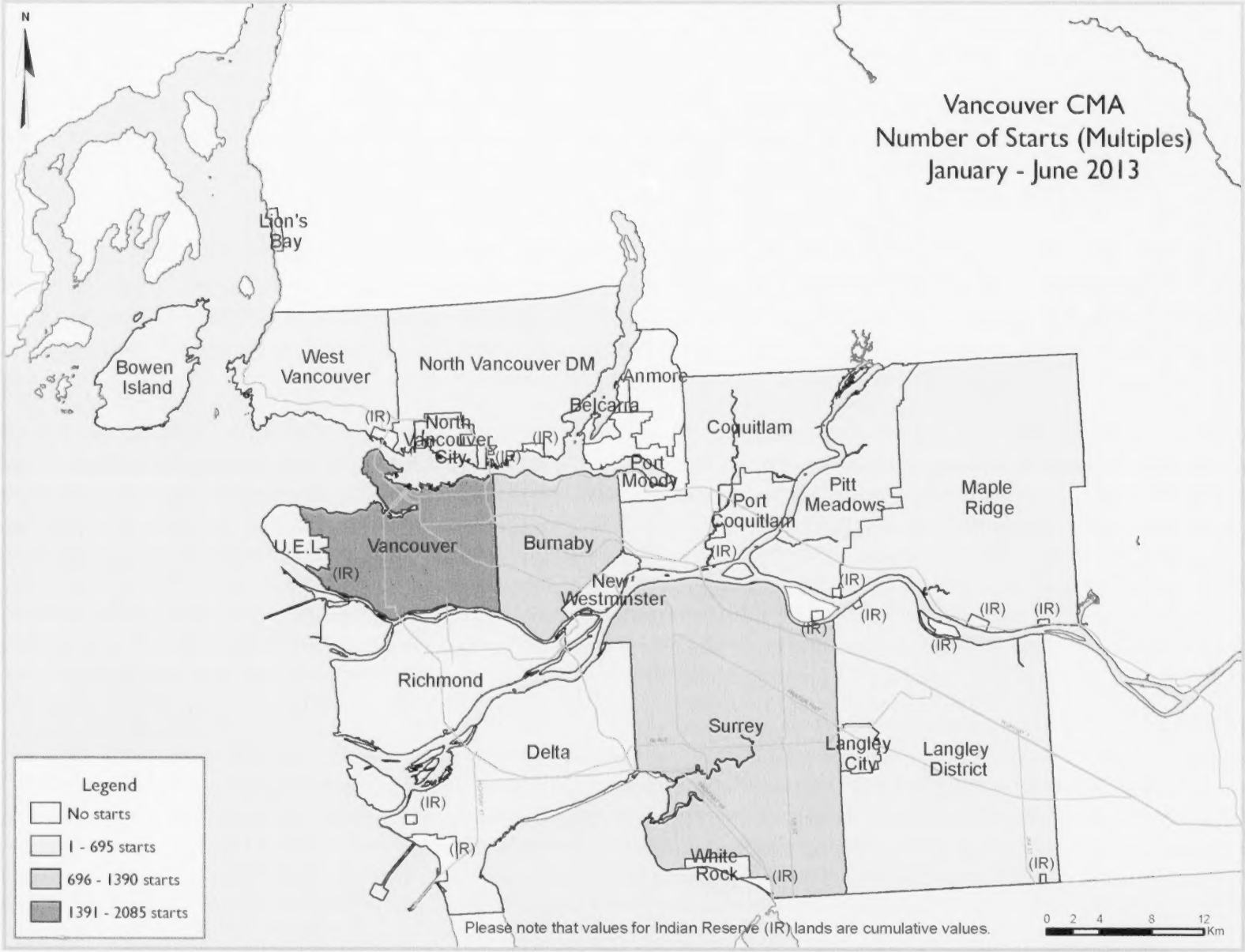
Source: Fraser Valley Real Estate Board, CMHC Calculation

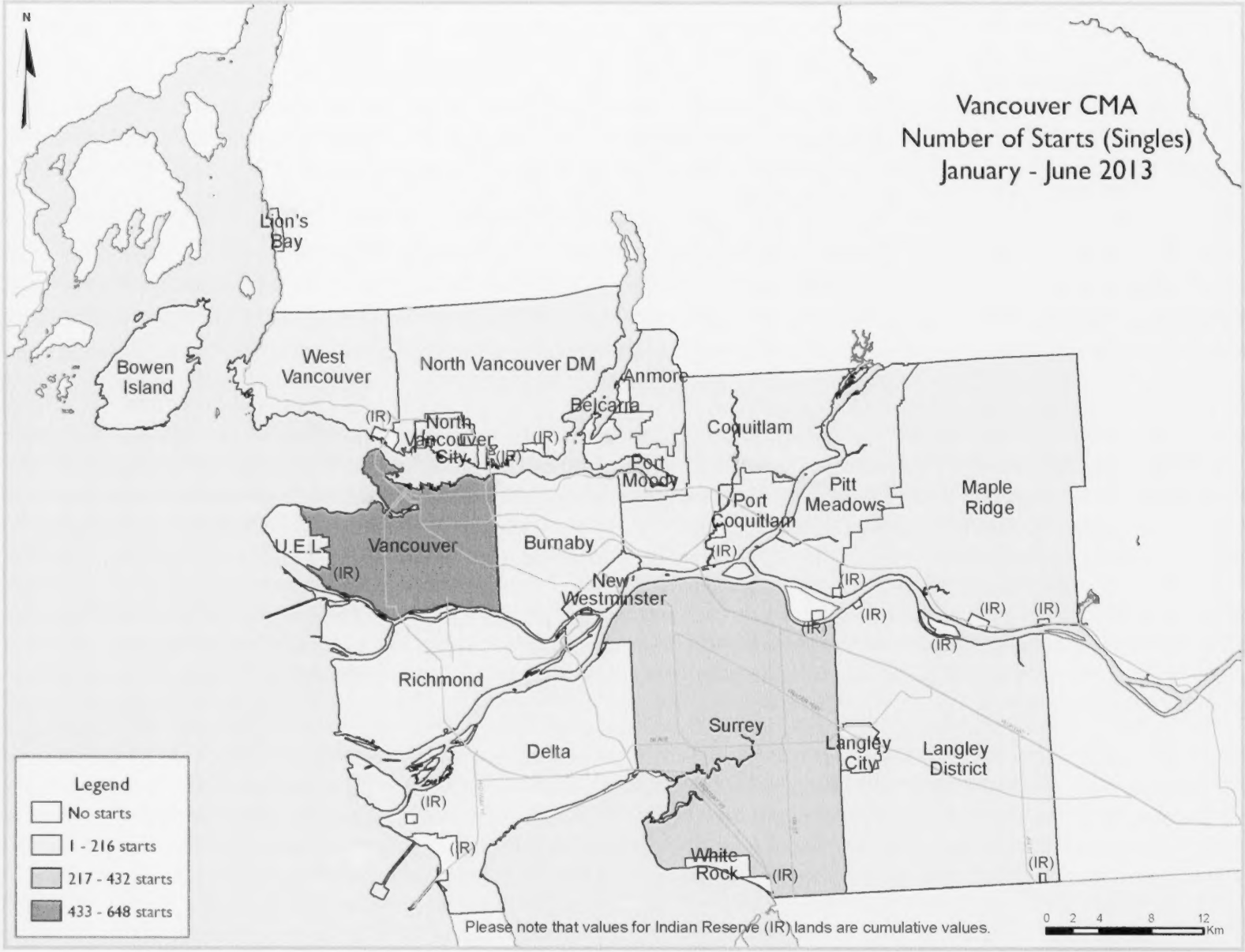
[6] Trend was created by calculating the 6 month moving average of sales data that has been seasonally adjusted at annual rates.

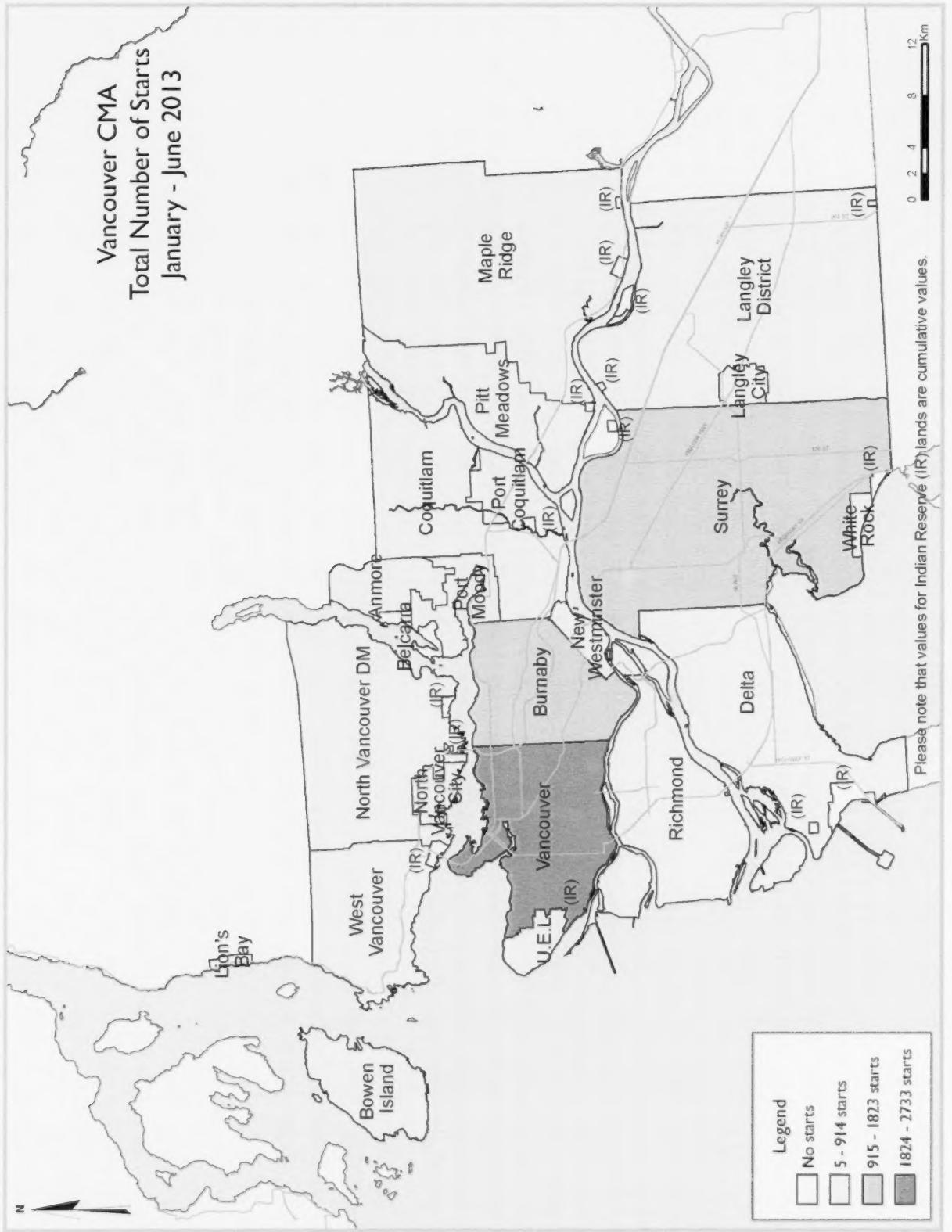

Vancouver CMA
Number of Starts (Multiples)
June 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 264 starts
265 - 527 starts
528 - 790 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

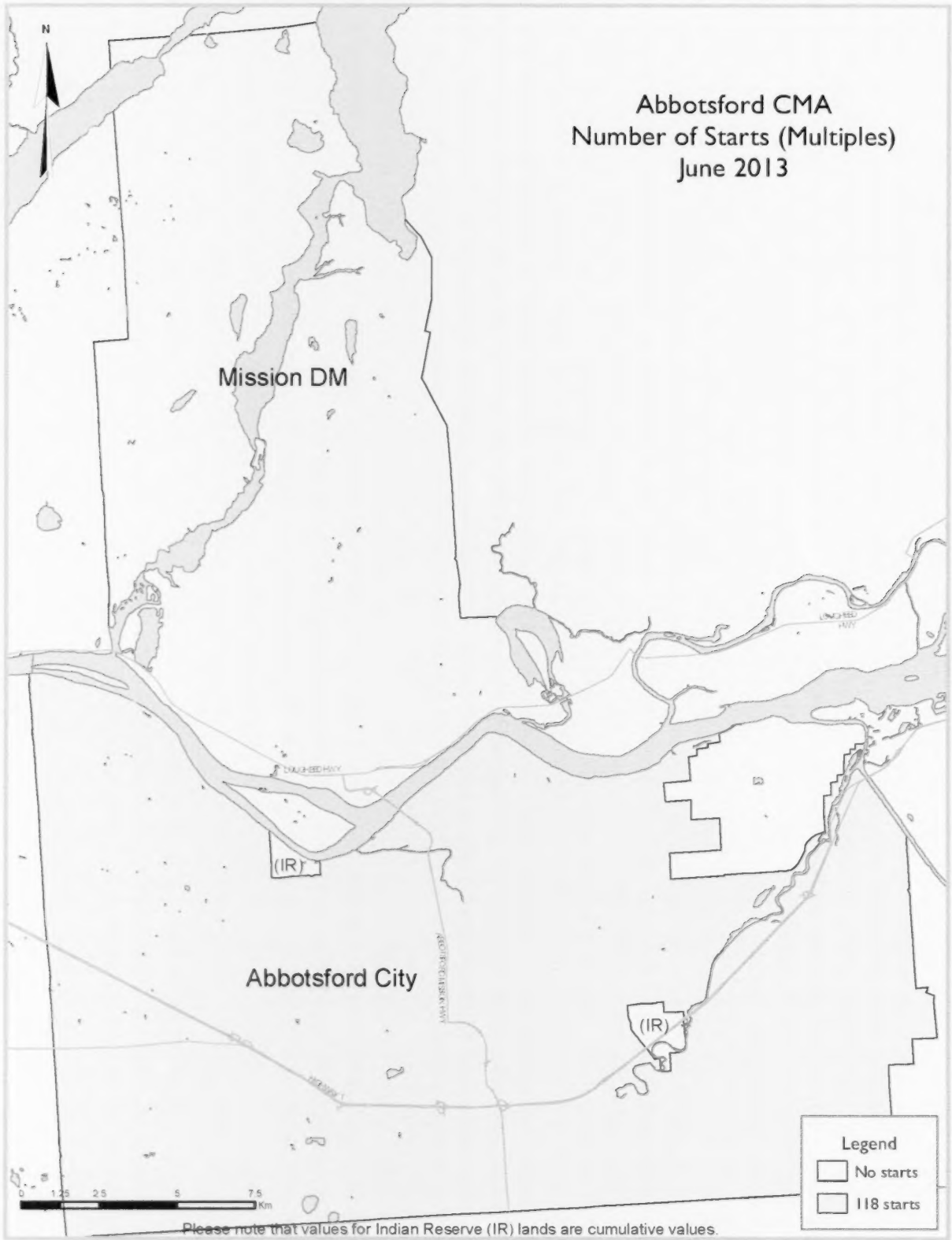

Vancouver CMA
Number of Starts (Singles)
June 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 46 starts
47 - 92 starts
93 - 138 starts

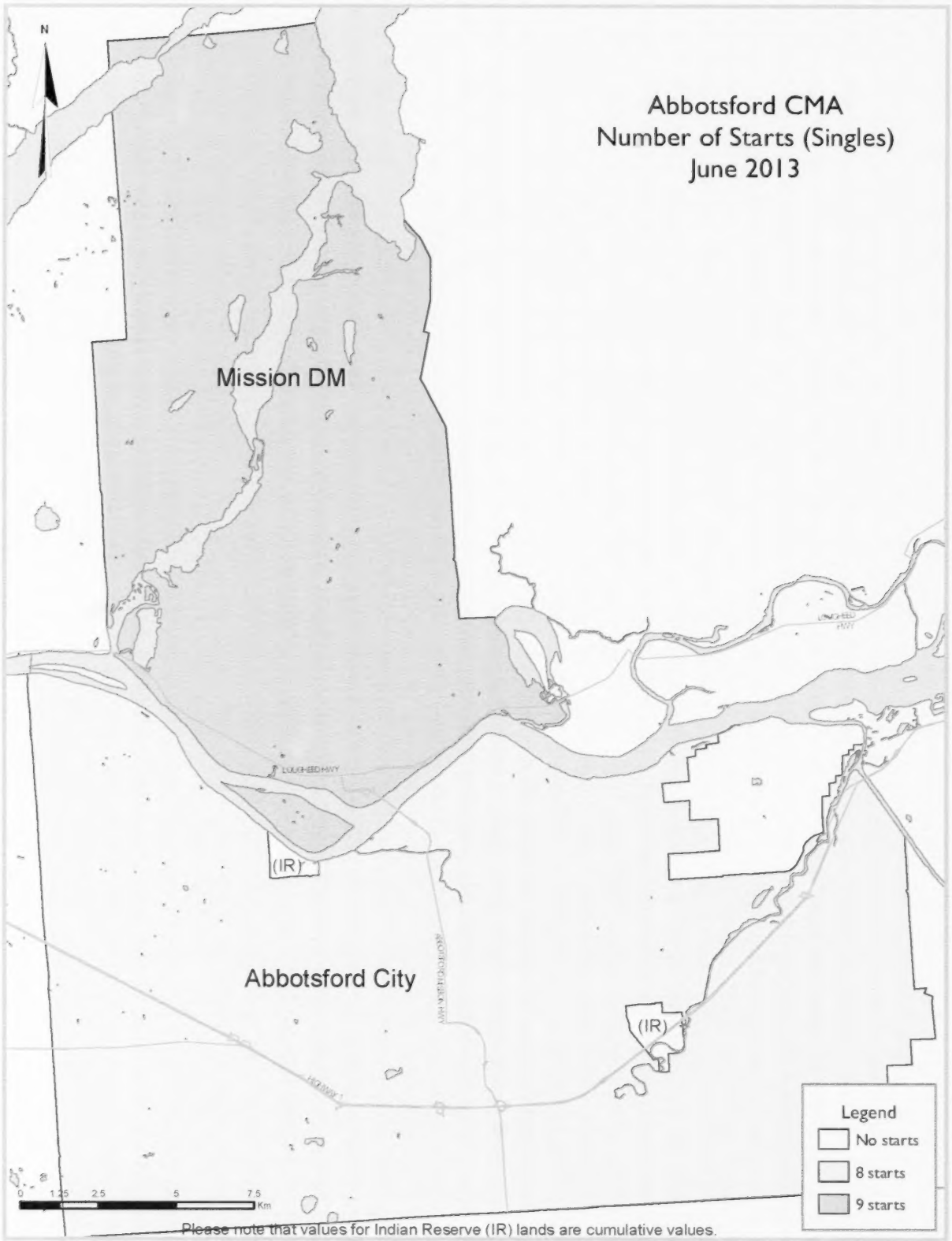

Vancouver CMA
Total Number of Starts
June 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 310 starts
311 - 619 starts
620 - 928 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

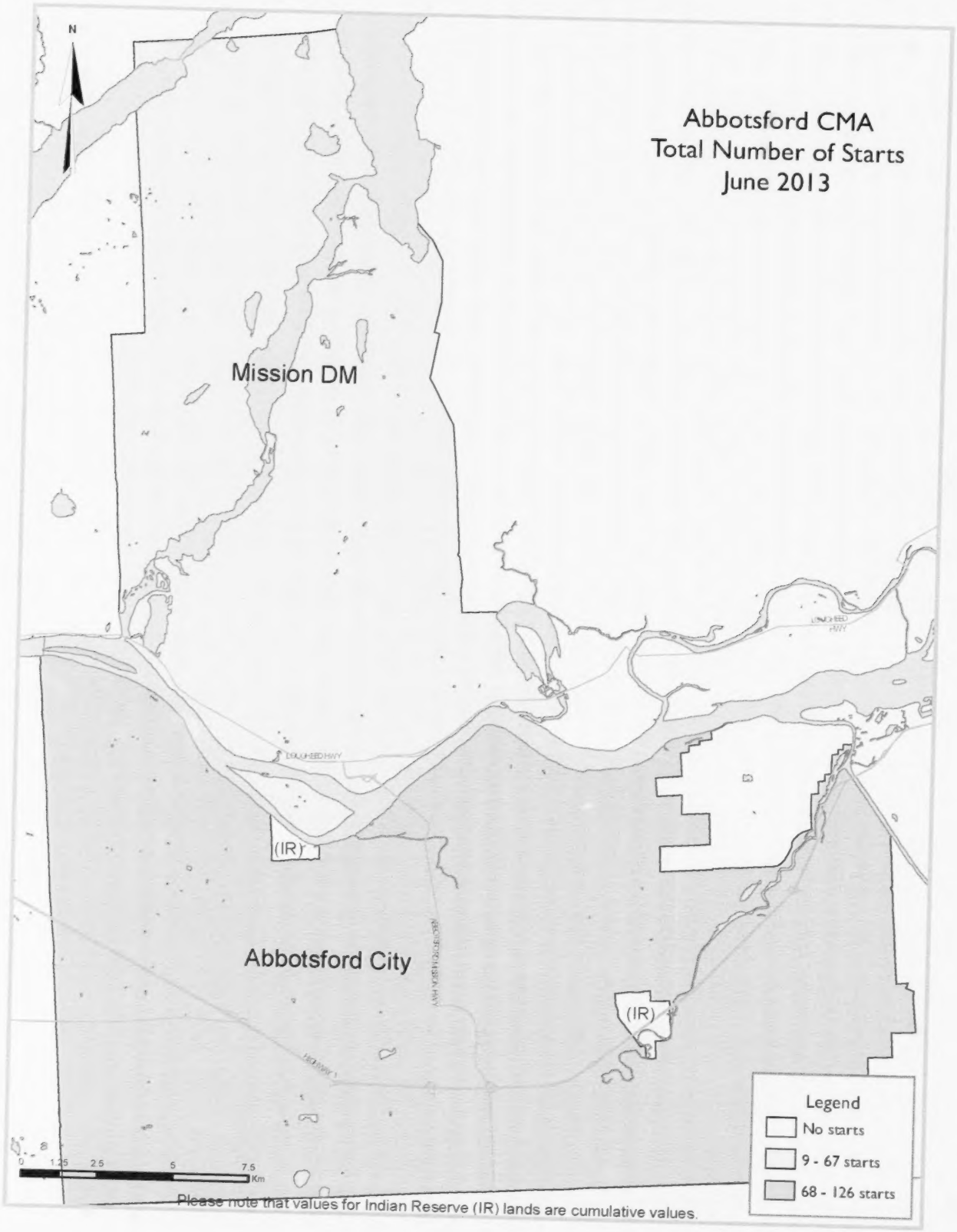

Vancouver CMA
Number of Starts (Multiples)
January - June 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 695 starts
696 - 1390 starts
1391 - 2085 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Singles)
January - June 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 216 starts
217 - 432 starts
433 - 648 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

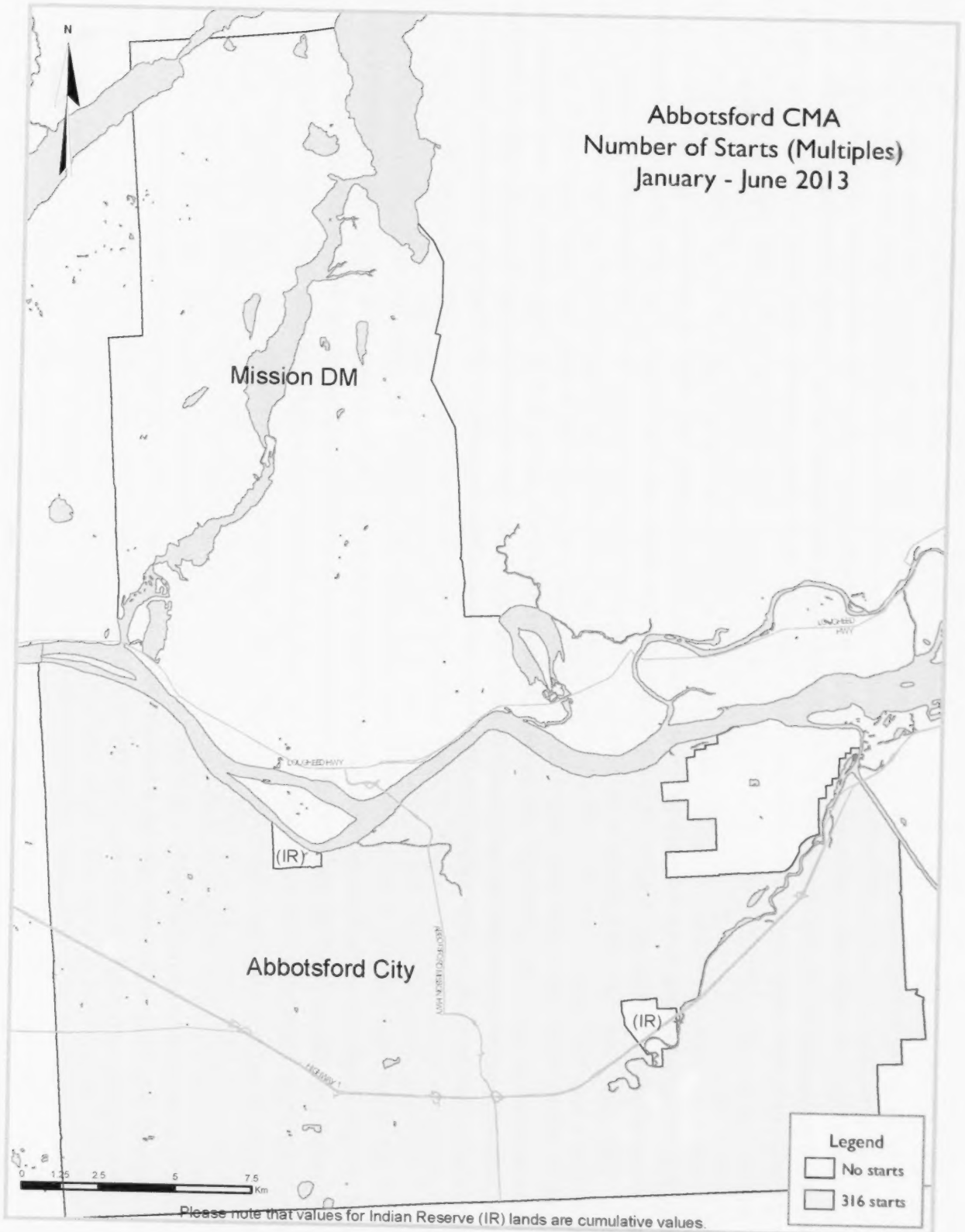

Vancouver CMA
Total Number of Starts
January - June 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
5 - 914 starts
915 - 1823 starts
1824 - 2733 starts

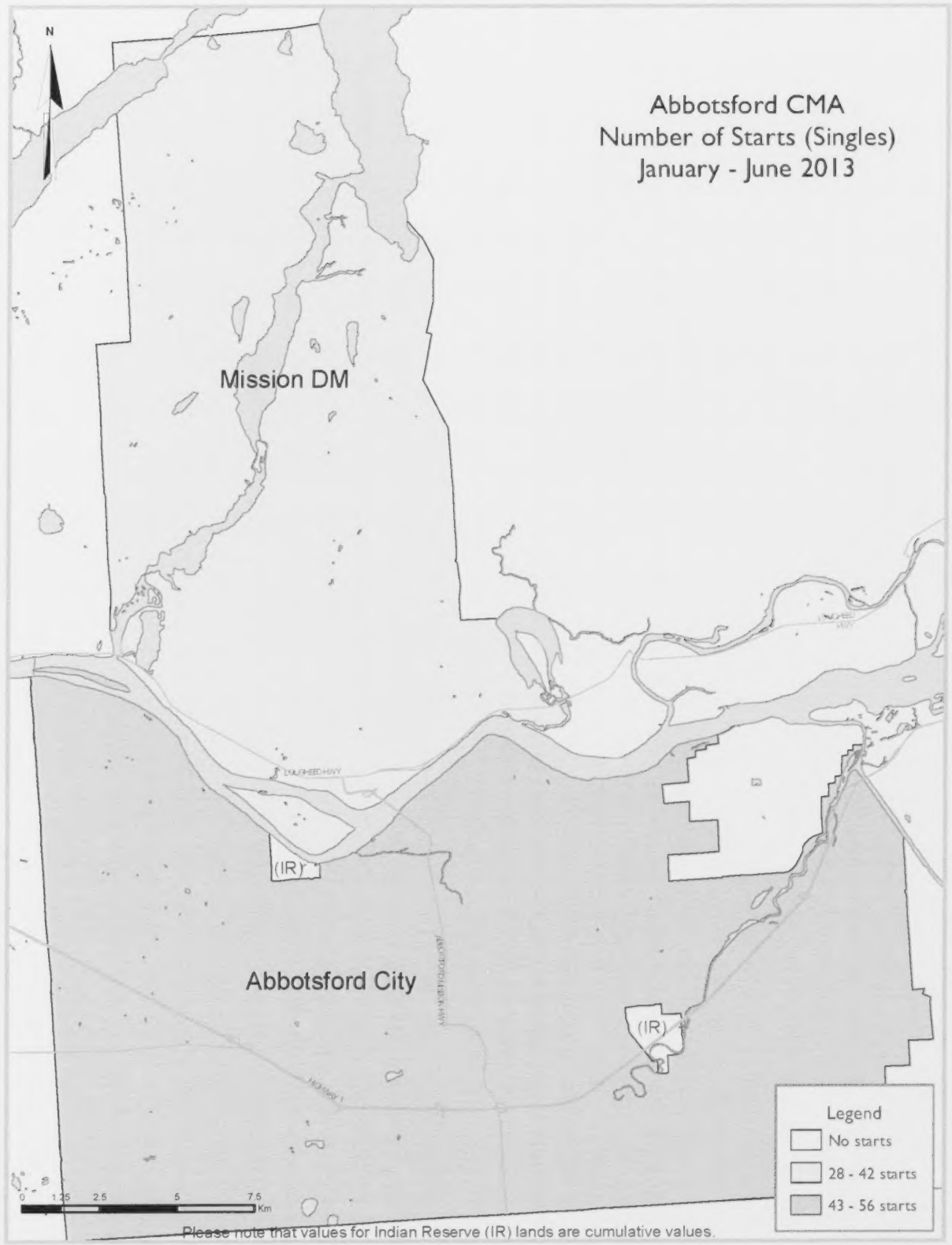

N
Abbotsford CMA
Number of Starts (Multiples)
June 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
118 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

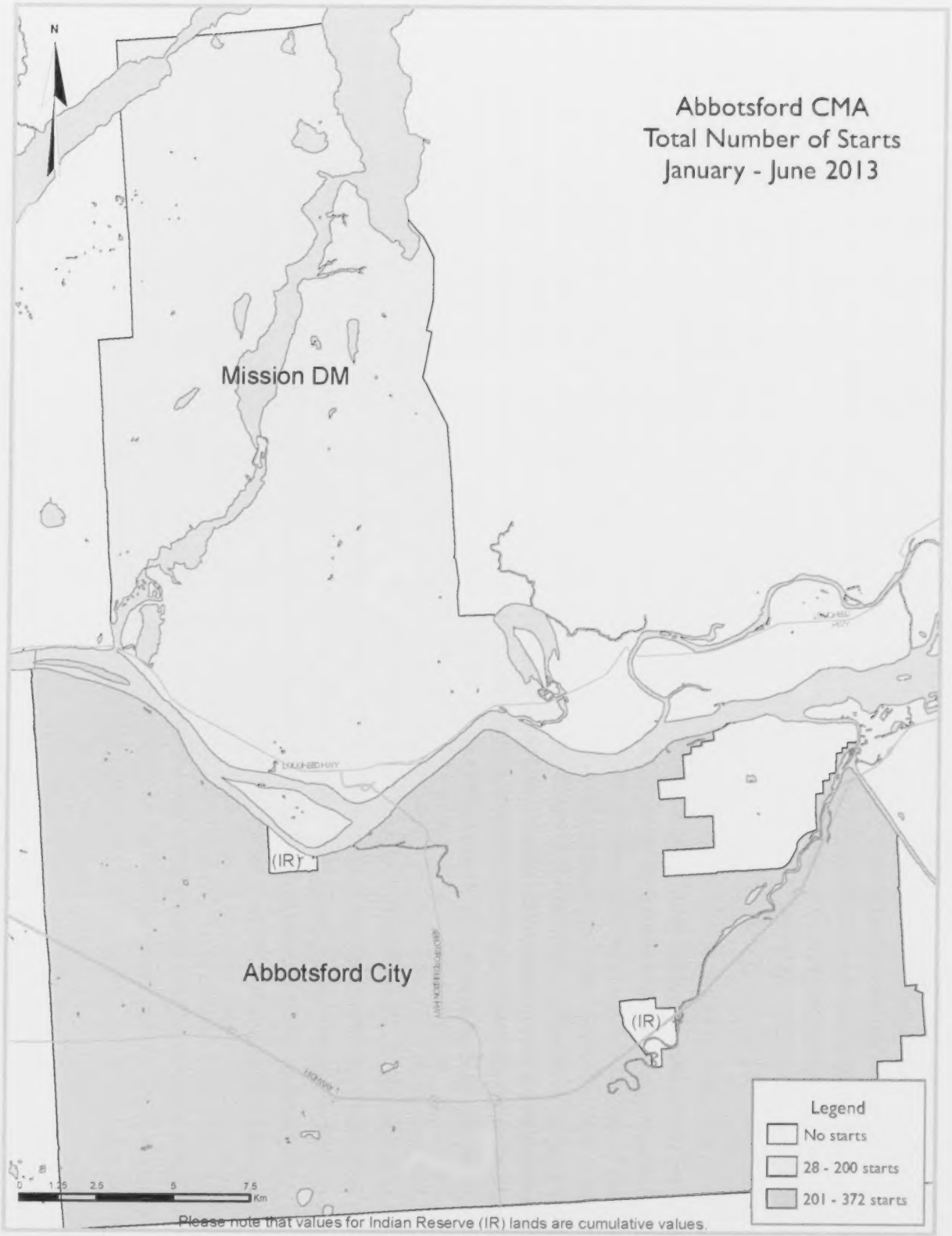

N
Abbotsford CMA
Number of Starts (Singles)
June 2013
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
8 starts
9 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - June 2013
Mission DM
Abbotsford City
(IR)
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
316 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - June 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
28 - 42 starts
43 - 56 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - June 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
28 - 200 starts
201 - 372 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	287	22	2	0	258	1,120	57	182	1,928
June 2012	273	38	258	6	170	1,220	61	226	2,252
% Change	5.1	-42.1	-99.2	-100.0	51.8	-8.2	-6.6	-19.5	-14.4
Year-to-date 2013	1,583	194	2	20	1,127	4,111	279	1,356	8,672
Year-to-date 2012	1,439	146	1,139	13	1,324	5,283	191	372	9,907
% Change	10.0	32.9	-99.8	53.8	-14.9	-22.2	46.1	**	-12.5
UNDER CONSTRUCTION									
June 2013	3,524	372	57	31	1,903	13,557	410	2,559	22,413
June 2012	3,253	290	2,446	33	2,300	12,917	371	1,512	23,122
% Change	8.3	28.3	-97.7	-6.1	-17.3	5.0	10.5	69.2	-3.1
COMPLETIONS									
June 2013	388	30	0	2	199	874	63	440	1,996
June 2012	260	16	158	2	162	31	31	147	807
% Change	49.2	87.5	-100.0	0.0	22.8	**	103.2	199.3	147.3
Year-to-date 2013	1,937	146	11	29	1,124	4,345	241	1,328	9,161
Year-to-date 2012	1,319	108	796	14	1,544	3,262	122	459	7,624
% Change	46.9	35.2	-98.6	107.1	-27.2	33.2	97.5	189.3	20.2
COMPLETED & NOT ABSORBED									
June 2013	1,354	131	357	10	708	1,621	n/a	n/a	4,181
June 2012	763	74	364	8	532	1,635	n/a	n/a	3,376
% Change	77.5	77.0	-1.9	25.0	33.1	-0.9	n/a	n/a	23.8
ABSORBED									
June 2013	385	28	55	6	215	916	n/a	n/a	1,605
June 2012	203	9	161	2	185	86	n/a	n/a	646
% Change	89.7	**	-65.8	200.0	16.2	**	n/a	n/a	148.5
Year-to-date 2013	1,596	110	338	30	1,174	4,165	n/a	n/a	7,413
Year-to-date 2012	1,272	121	705	6	1,575	3,133	n/a	n/a	6,812
% Change	25.5	-9.1	-52.1	**	-25.5	32.9	n/a	n/a	8.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2013	17	6	0	0	60	123	0	0	206
June 2012	27	10	0	0	0	80	0	0	117
Delta									
June 2013	6	8	0	0	0	0	0	0	14
June 2012	18	4	0	0	0	0	3	0	25
Langley									
June 2013	15	0	0	0	16	0	3	64	98
June 2012	21	0	36	6	11	232	1	0	307
Maple Ridge / Pitt Meadows									
June 2013	14	0	0	0	24	0	0	0	38
June 2012	10	0	0	0	0	62	1	0	73
New Westminster									
June 2013	9	0	0	0	0	0	0	0	9
June 2012	2	2	0	0	0	0	0	25	29
North Vancouver									
June 2013	6	0	0	0	0	71	2	3	82
June 2012	3	4	26	0	4	146	1	0	184
Richmond									
June 2013	23	0	0	0	30	0	0	4	57
June 2012	24	0	12	0	23	12	1	0	72
Surrey									
June 2013	54	0	0	0	113	86	3	20	276
June 2012	63	2	60	0	89	52	4	0	270
Tri-Cities									
June 2013	33	2	0	0	0	34	0	18	87
June 2012	12	2	22	0	38	379	0	1	454
University Endowment Lands									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	95	0	0	96
Vancouver City									
June 2013	91	6	2	0	0	713	47	69	928
June 2012	69	14	94	0	0	155	50	200	582
West Vancouver									
June 2013	10	0	0	0	8	93	0	0	111
June 2012	17	0	0	0	0	0	0	0	17
White Rock									
June 2013	4	0	0	0	7	0	0	4	15
June 2012	4	0	6	0	5	7	0	0	22
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2013	287	22	2	0	258	1,120	57	182	1,928
June 2012	273	38	258	6	170	1,220	61	226	2,252

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2013	342	118	0	0	95	2,051	0	6	2,612
June 2012	329	110	0	0	41	2,018	0	64	2,562
Delta									
June 2013	88	68	0	3	10	88	0	30	287
June 2012	57	30	36	0	34	103	4	0	264
Langley									
June 2013	185	2	0	15	125	295	3	127	752
June 2012	142	4	164	25	268	649	2	0	1,254
Maple Ridge / Pitt Meadows									
June 2013	155	0	0	0	85	334	3	0	577
June 2012	109	0	0	0	81	217	3	117	527
New Westminster									
June 2013	33	6	0	0	96	709	0	25	869
June 2012	43	4	0	0	28	459	0	25	559
North Vancouver									
June 2013	155	6	8	1	15	887	7	118	1,197
June 2012	74	16	138	4	95	575	3	76	981
Richmond									
June 2013	281	8	14	3	191	1,762	9	224	2,492
June 2012	513	2	432	3	143	1,907	19	250	3,269
Surrey									
June 2013	645	4	12	0	925	869	30	184	2,669
June 2012	637	10	418	0	1,002	906	36	6	3,015
Tri-Cities									
June 2013	225	32	3	8	242	1,208	13	120	1,851
June 2012	231	10	367	0	286	1,434	0	6	2,334
University Endowment Lands									
June 2013	8	0	0	0	7	327	0	281	623
June 2012	6	0	0	0	16	267	0	107	396
Vancouver City									
June 2013	1,117	126	20	1	92	4,793	342	1,145	7,636
June 2012	829	104	829	1	269	4,130	304	731	7,197
West Vancouver									
June 2013	204	0	0	0	8	132	0	271	615
June 2012	195	0	0	0	17	18	0	130	360
White Rock									
June 2013	44	2	0	0	12	102	1	26	187
June 2012	29	0	58	0	20	131	0	0	238
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
June 2013	3,524	372	57	31	1,903	13,557	410	2,559	22,413
June 2012	3,253	290	2,446	33	2,300	12,917	371	1,512	23,122

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2013	22	6	0	0	29	260	0	0	317
June 2012	48	10	0	0	0	0	0	0	58
Delta									
June 2013	21	8	0	0	0	30	0	4	63
June 2012	11	2	0	0	0	0	0	0	13
Langley									
June 2013	21	0	0	0	15	0	1	8	45
June 2012	15	0	20	1	14	0	1	0	51
Maple Ridge / Pitt Meadows									
June 2013	12	0	0	0	0	0	0	0	12
June 2012	23	0	0	0	3	0	0	0	26
New Westminster									
June 2013	4	2	0	0	0	0	0	0	6
June 2012	7	0	0	0	0	28	0	0	35
North Vancouver									
June 2013	14	2	0	0	5	35	1	12	69
June 2012	5	0	12	1	10	0	1	146	175
Richmond									
June 2013	46	0	0	2	6	0	0	14	68
June 2012	6	0	2	0	18	0	0	0	26
Surrey									
June 2013	72	0	0	0	77	48	9	19	225
June 2012	74	0	52	0	67	0	9	0	202
Tri-Cities									
June 2013	45	2	0	0	62	396	6	16	527
June 2012	1	2	0	0	44	0	0	0	47
University Endowment Lands									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2013	100	10	0	0	0	105	45	365	625
June 2012	58	2	64	0	6	3	20	1	154
West Vancouver									
June 2013	15	0	0	0	0	0	0	0	15
June 2012	6	0	0	0	0	0	0	0	6
White Rock									
June 2013	7	0	0	0	5	0	0	2	14
June 2012	2	0	8	0	0	0	0	0	10
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2013	388	30	0	2	199	874	63	440	1,996
June 2012	260	16	158	2	162	31	31	147	807

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2013	122	41	0	0	43	174	n/a	n/a	380
June 2012	89	26	0	0	28	296	n/a	n/a	439
Delta									
June 2013	19	8	2	0	0	14	n/a	n/a	43
June 2012	5	2	0	0	12	4	n/a	n/a	23
Langley									
June 2013	55	2	18	4	34	74	n/a	n/a	187
June 2012	49	0	136	5	44	153	n/a	n/a	387
Maple Ridge / Pitt Meadows									
June 2013	122	2	0	0	47	51	n/a	n/a	222
June 2012	113	0	0	0	18	16	n/a	n/a	147
New Westminster									
June 2013	17	2	0	0	10	42	n/a	n/a	71
June 2012	22	2	0	0	28	62	n/a	n/a	114
North Vancouver									
June 2013	46	6	23	3	37	171	n/a	n/a	286
June 2012	13	4	32	2	35	164	n/a	n/a	250
Richmond									
June 2013	235	2	101	1	56	80	n/a	n/a	475
June 2012	47	7	22	1	64	23	n/a	n/a	164
Surrey									
June 2013	282	0	85	0	294	275	n/a	n/a	936
June 2012	222	0	60	0	176	452	n/a	n/a	910
Tri-Cities									
June 2013	52	15	23	0	84	258	n/a	n/a	432
June 2012	27	6	42	0	28	167	n/a	n/a	270
University Endowment Lands									
June 2013	0	0	0	0	3	30	n/a	n/a	33
June 2012	1	0	0	0	2	6	n/a	n/a	9
Vancouver City									
June 2013	366	51	97	2	86	409	n/a	n/a	1,011
June 2012	147	25	66	0	97	287	n/a	n/a	622
West Vancouver									
June 2013	23	2	0	0	5	0	n/a	n/a	30
June 2012	19	2	0	0	0	2	n/a	n/a	23
White Rock									
June 2013	7	0	6	0	9	43	n/a	n/a	65
June 2012	2	0	6	0	0	3	n/a	n/a	11
Indian Reserves									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2013	1,354	131	357	10	708	1,621	n/a	n/a	4,181
June 2012	763	74	364	8	532	1,635	n/a	n/a	3,376

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2013	36	7	0	0	17	291	n/a	n/a	351
June 2012	21	4	0	0	8	13	n/a	n/a	46
Delta									
June 2013	20	4	0	0	2	21	n/a	n/a	47
June 2012	12	2	0	0	0	5	n/a	n/a	19
Langley									
June 2013	19	0	8	4	28	6	n/a	n/a	65
June 2012	14	0	36	2	17	9	n/a	n/a	78
Maple Ridge / Pitt Meadows									
June 2013	14	0	0	0	5	15	n/a	n/a	34
June 2012	12	0	0	0	1	0	n/a	n/a	13
New Westminster									
June 2013	13	0	0	0	3	5	n/a	n/a	21
June 2012	4	0	0	0	4	32	n/a	n/a	40
North Vancouver									
June 2013	6	0	0	0	19	15	n/a	n/a	40
June 2012	4	1	6	0	1	6	n/a	n/a	18
Richmond									
June 2013	28	0	4	1	8	25	n/a	n/a	66
June 2012	4	0	2	0	19	0	n/a	n/a	25
Surrey									
June 2013	72	0	5	0	78	74	n/a	n/a	229
June 2012	79	0	46	0	86	6	n/a	n/a	217
Tri-Cities									
June 2013	52	5	8	0	48	335	n/a	n/a	448
June 2012	1	0	4	0	44	1	n/a	n/a	50
University Endowment Lands									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	5	n/a	n/a	5
Vancouver City									
June 2013	99	12	30	1	5	127	n/a	n/a	274
June 2012	42	2	57	0	5	9	n/a	n/a	115
West Vancouver									
June 2013	11	0	0	0	0	0	n/a	n/a	11
June 2012	5	0	0	0	0	0	n/a	n/a	5
White Rock									
June 2013	6	0	0	0	2	2	n/a	n/a	10
June 2012	1	0	10	0	0	0	n/a	n/a	11
Indian Reserves									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2013	385	28	55	6	215	916	n/a	n/a	1,605
June 2012	203	9	161	2	185	86	n/a	n/a	646

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.2: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Anmore	6	0	0	0	0	0	0	0	6	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	2	1	3	-66.7
Burnaby - Mountain	0	1	0	0	0	0	52	0	52	1	**
Burnaby - North	4	7	0	0	0	0	0	0	4	7	-42.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	4	0	0	0	0	71	0	74	4	**
Burnaby - Central Park	3	2	6	4	60	0	0	0	69	6	**
Burnaby - Remainder	7	13	0	6	0	0	0	80	7	99	-92.9
Burnaby Total	17	27	6	10	60	0	123	80	206	117	76.1
Coquitlam	28	9	2	2	0	5	16	294	46	310	-85.2
Delta - Tsawwassen	2	11	0	2	0	0	0	0	2	13	-84.6
Delta - Ladner	3	9	0	2	0	0	0	0	3	11	-72.7
Delta - North	1	1	8	0	0	0	0	0	9	1	**
Delta	6	21	8	4	0	0	0	0	14	25	-44.0
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	17	28	0	0	16	11	64	268	97	307	-68.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	13	8	0	0	0	0	0	62	13	70	-81.4
New Westminster	9	2	0	2	0	0	0	25	9	29	-69.0
North Vancouver City	3	1	0	4	0	4	72	158	75	167	-55.1
North Vancouver DM	5	3	0	0	0	8	2	6	7	17	-58.8
Pitt Meadows	1	3	0	0	24	0	0	0	25	3	**
Port Coquitlam	4	2	0	0	0	33	36	2	40	37	8.1
Port Moody	1	1	0	0	0	0	0	106	1	107	-99.1
Richmond	23	25	0	0	30	23	4	24	57	72	-20.8
Surrey - South	13	26	0	2	28	26	86	18	127	72	76.4
Surrey - Cloverdale	2	5	4	0	3	18	0	0	9	23	-60.9
Surrey - North	33	32	0	0	62	45	16	80	111	157	-29.3
Surrey - Guildford	1	0	0	0	16	0	0	0	17	0	n/a
Surrey - Whalley	8	4	0	0	0	0	4	14	12	18	-33.3
Surrey Total	57	67	4	2	109	89	106	112	276	270	2.2
University Endowment Lands	0	1	0	0	0	0	0	95	0	96	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	31	0	31	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	161	20	161	20	**
Vancouver - Granville/Oak	3	1	0	0	0	0	1	0	4	1	**
Vancouver - Kerrisdale	5	3	0	0	0	0	0	0	5	3	66.7
Vancouver - Marpole	7	7	0	0	0	0	0	0	7	7	0.0
Vancouver - Eastside	93	77	6	14	0	0	487	421	586	512	14.5
Vancouver - Mt. Pleasant	0	0	0	0	0	0	19	0	19	0	n/a
Vancouver - Strath/Grand	0	1	0	0	0	0	37	0	37	1	**
Vancouver - Westside	30	30	0	0	0	0	48	8	78	38	105.3
Vancouver Total	138	119	6	14	0	0	784	449	928	582	59.5
West Vancouver	10	17	4	0	4	0	93	0	111	17	**
White Rock	4	4	0	0	7	5	4	13	15	22	-31.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	344	340	30	38	250	178	1,304	1,696	1,928	2,252	-14.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	1	0	0	0	0	0	0	10	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	7	0	0	0	0	1	2	6	9	-33.3
Burnaby - Mountain	0	1	0	0	0	0	52	104	52	105	-50.5
Burnaby - North	26	50	0	6	0	0	607	0	633	56	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	16	17	10	6	0	0	71	0	97	23	**
Burnaby - Central Park	14	9	10	8	60	0	249	544	333	561	-40.6
Burnaby - Remainder	54	63	14	26	0	0	0	80	68	169	-59.8
Burnaby Total	111	141	34	46	60	0	979	728	1,184	915	29.4
Coquitlam	157	100	38	6	80	146	251	710	526	962	-45.3
Delta - Tsawwassen	12	18	0	2	0	0	2	2	14	22	-36.4
Delta - Ladner	25	14	0	6	0	0	2	0	27	20	35.0
Delta - North	14	7	54	32	0	18	12	20	80	77	3.9
Delta	51	39	54	40	0	18	16	22	121	119	1.7
Langley City	4	3	0	0	5	0	0	0	9	3	200.0
Langley District	117	99	0	4	103	179	163	350	383	632	-39.4
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	102	85	4	0	22	9	0	182	128	276	-53.6
New Westminster	26	28	6	4	70	0	0	365	102	397	-74.3
North Vancouver City	14	11	4	14	0	11	458	372	476	408	16.7
North Vancouver DM	45	26	0	0	0	8	29	56	74	90	-17.8
Pitt Meadows	2	4	0	0	24	0	0	0	26	4	**
Port Coquitlam	20	4	2	0	67	69	90	105	179	178	0.6
Port Moody	5	6	0	0	0	13	0	291	5	310	-98.4
Richmond	115	149	10	14	90	76	365	509	580	748	-22.5
Surrey - South	99	172	0	24	167	170	182	64	448	430	4.2
Surrey - Cloverdale	41	48	4	20	142	178	121	12	308	258	19.4
Surrey - North	164	175	2	0	187	281	68	188	421	644	-34.6
Surrey - Guildford	11	3	0	0	23	50	53	14	87	67	29.9
Surrey - Whalley	56	36	0	0	4	11	80	38	140	85	64.7
Surrey Total	371	434	6	44	523	690	504	316	1,404	1,484	-5.4
University Endowment Lands	1	2	0	0	7	0	513	95	521	97	**
Vancouver - West End	0	0	4	0	0	0	5	134	9	134	-93.3
Vancouver - Downtown	0	0	0	0	0	0	155	595	155	595	-73.9
Vancouver - Kitsilano	6	2	8	4	0	0	37	56	51	62	-17.7
Vancouver - False Creek	0	1	0	0	0	0	449	578	449	579	-22.5
Vancouver - Granville/Oak	6	2	0	2	0	4	6	13	12	21	-42.9
Vancouver - Kerrisdale	28	16	0	0	0	0	1	6	29	22	31.8
Vancouver - Marpole	27	15	6	0	0	0	4	13	37	28	32.1
Vancouver - Eastside	428	211	28	30	21	35	794	872	1,271	1,148	10.7
Vancouver - Mt. Pleasant	0	0	10	12	0	0	85	0	95	12	**
Vancouver - Strath/Grand	1	3	10	4	3	9	297	0	311	16	**
Vancouver - Westside	152	164	0	0	0	0	162	77	314	241	30.3
Vancouver Total	648	414	66	52	24	48	1,995	2,344	2,733	2,858	-4.4
West Vancouver	62	71	4	12	4	0	93	148	163	231	-29.4
White Rock	16	18	2	0	12	10	12	156	42	184	-77.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,882	1,643	230	236	1,091	1,277	5,469	6,751	8,672	9,907	-12.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	52	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	0	0	0
Burnaby - Central Park	60	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	80	0	0
Burnaby Total	60	0	0	0	123	80	0	0
Coquitlam	0	5	0	0	0	293	16	1
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	16	11	0	0	0	268	64	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	62	0	0
New Westminster	0	0	0	0	0	0	0	25
North Vancouver City	0	4	0	0	71	158	1	0
North Vancouver DM	0	8	0	0	0	6	2	0
Pitt Meadows	24	0	0	0	0	0	0	0
Port Coquitlam	0	33	0	0	34	2	2	0
Port Moody	0	0	0	0	0	106	0	0
Richmond	30	23	0	0	0	24	4	0
Surrey - South	28	26	0	0	86	18	0	0
Surrey - Cloverdale	3	18	0	0	0	0	0	0
Surrey - North	62	45	0	0	0	80	16	0
Surrey - Guildford	16	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	14	4	0
Surrey Total	109	89	0	0	86	112	20	0
University Endowment Lands	0	0	0	0	0	95	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	31	0	0	0
Vancouver - False Creek	0	0	0	0	161	20	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	463	221	24	200
Vancouver - Mt. Pleasant	0	0	0	0	19	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	37	0
Vancouver - Westside	0	0	0	0	41	8	7	0
Vancouver Total	0	0	0	0	715	249	69	200
West Vancouver	4	0	0	0	93	0	0	0
White Rock	7	5	0	0	0	13	4	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	250	178	0	0	1,122	1,470	182	226

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	1	0
Burnaby - Mountain	0	0	0	0	52	104	0	0
Burnaby - North	0	0	0	0	607	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	71	0	0	0
Burnaby - Central Park	60	0	0	0	249	544	0	0
Burnaby - Remainder	0	0	0	0	0	80	0	0
Burnaby Total	60	0	0	0	979	728	0	0
Coquitlam	80	146	0	0	196	703	55	7
Delta - Tsawwassen	0	0	0	0	0	2	2	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	18	0	0	0	20	12	0
Delta	0	18	0	0	0	22	16	0
Langley City	5	0	0	0	0	0	0	0
Langley District	103	179	0	0	66	350	97	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	9	0	0	0	182	0	0
New Westminster	70	0	0	0	0	340	0	25
North Vancouver City	0	11	0	0	431	372	27	0
North Vancouver DM	0	8	0	0	0	56	29	0
Pitt Meadows	24	0	0	0	0	0	0	0
Port Coquitlam	67	69	0	0	80	105	10	0
Port Moody	0	13	0	0	0	291	0	0
Richmond	90	76	0	0	340	509	25	0
Surrey - South	167	170	0	0	169	64	13	0
Surrey - Cloverdale	142	178	0	0	112	12	9	0
Surrey - North	187	281	0	0	0	188	68	0
Surrey - Guildford	23	50	0	0	49	14	4	0
Surrey - Whalley	4	11	0	0	62	38	18	0
Surrey Total	523	690	0	0	392	316	112	0
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	5	134	0	0
Vancouver - Downtown	0	0	0	0	155	595	0	0
Vancouver - Kitsilano	0	0	0	0	35	56	2	0
Vancouver - False Creek	0	0	0	0	359	578	90	0
Vancouver - Granville/Oak	0	4	0	0	4	13	2	0
Vancouver - Kerrisdale	0	0	0	0	0	6	1	0
Vancouver - Marpole	0	0	0	0	0	12	4	1
Vancouver - Eastside	21	35	0	0	618	666	176	206
Vancouver - Mt. Pleasant	0	0	0	0	85	0	0	0
Vancouver - Strath/Grand	3	9	0	0	0	0	297	0
Vancouver - Westside	0	0	0	0	43	74	119	3
Vancouver Total	24	48	0	0	1,304	2,134	691	210
West Vancouver	4	0	0	0	93	18	0	130
White Rock	12	10	0	0	0	156	12	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,091	1,277	0	0	4,113	6,379	1,356	372

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.4: Starts by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Anmore	4	0	0	0	2	0	6	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	3	0	0	0	0	1	3
Burnaby - Mountain	0	1	52	0	0	0	52	1
Burnaby - North	4	7	0	0	0	0	4	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	4	71	0	0	0	74	4
Burnaby - Central Park	9	6	60	0	0	0	69	6
Burnaby - Remainder	7	19	0	80	0	0	7	99
Burnaby Total	23	37	183	80	0	0	206	117
Coquitlam	30	31	0	278	16	1	46	310
Delta - Tsawwassen	2	13	0	0	0	0	2	13
Delta - Ladner	3	8	0	0	0	3	3	11
Delta - North	9	1	0	0	0	0	9	1
Delta	14	22	0	0	0	3	14	25
Langley City	1	0	0	0	0	0	1	0
Langley District	14	57	16	249	67	1	97	307
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	13	7	0	62	0	1	13	70
New Westminster	9	4	0	0	0	25	9	29
North Vancouver City	1	16	71	150	3	1	75	167
North Vancouver DM	5	17	0	0	2	0	7	17
Pitt Meadows	1	3	24	0	0	0	25	3
Port Coquitlam	4	4	34	33	2	0	40	37
Port Moody	1	1	0	106	0	0	1	107
Richmond	23	36	30	35	4	1	57	72
Surrey - South	13	46	114	26	0	0	127	72
Surrey - Cloverdale	1	3	7	18	1	2	9	23
Surrey - North	31	58	62	97	18	2	111	157
Surrey - Guildford	1	0	16	0	0	0	17	0
Surrey - Whalley	8	18	0	0	4	0	12	18
Surrey Total	54	125	199	141	23	4	276	270
University Endowment Lands	0	1	0	95	0	0	0	96
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	31	0	0	0	31	0
Vancouver - False Creek	0	0	161	20	0	0	161	20
Vancouver - Granville/Oak	3	1	0	0	1	0	4	1
Vancouver - Kerrisdale	4	3	0	0	1	0	5	3
Vancouver - Marpole	5	7	0	0	2	0	7	7
Vancouver - Eastside	59	135	461	135	66	242	586	512
Vancouver - Mt. Pleasant	0	0	19	0	0	0	19	0
Vancouver - Strath/Grand	0	0	0	0	37	1	37	1
Vancouver - Westside	28	31	41	0	9	7	78	38
Vancouver Total	99	177	713	155	116	250	928	582
West Vancouver	10	17	101	0	0	0	111	17
White Rock	4	10	7	12	4	0	15	22
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	311	569	1,378	1,396	239	287	1,928	2,252

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	1	0	0	3	0	10	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	5	9	0	0	1	0	6	9
Burnaby - Mountain	0	1	52	104	0	0	52	105
Burnaby - North	26	54	607	2	0	0	633	56
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	26	23	71	0	0	0	97	23
Burnaby - Central Park	24	17	309	544	0	0	333	561
Burnaby - Remainder	68	89	0	80	0	0	68	169
Burnaby Total	145	185	1,039	730	0	0	1,184	915
Coquitlam	165	261	294	694	67	7	526	962
Delta - Tsawwassen	12	22	0	0	2	0	14	22
Delta - Ladner	25	17	0	0	2	3	27	20
Delta - North	64	43	4	34	12	0	80	77
Delta	101	82	4	34	16	3	121	119
Langley City	4	3	5	0	0	0	9	3
Langley District	98	199	180	423	105	10	383	632
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	100	84	26	191	2	1	128	276
New Westminster	30	32	72	340	0	25	102	397
North Vancouver City	14	45	431	359	31	4	476	408
North Vancouver DM	45	66	0	24	29	0	74	90
Pitt Meadows	2	4	24	0	0	0	26	4
Port Coquitlam	22	24	147	154	10	0	179	178
Port Moody	5	6	0	304	0	0	5	310
Richmond	115	269	437	476	28	3	580	748
Surrey - South	96	238	336	192	16	0	448	430
Surrey - Cloverdale	29	45	258	198	21	15	308	258
Surrey - North	157	297	189	333	75	14	421	644
Surrey - Guildford	11	17	72	50	4	0	87	67
Surrey - Whalley	56	73	66	11	18	1	140	85
Surrey Total	349	670	921	784	134	30	1,404	1,484
University Endowment Lands	1	2	239	95	281	0	521	97
Vancouver - West End	4	0	5	134	0	0	9	134
Vancouver - Downtown	0	0	155	595	0	0	155	595
Vancouver - Kitsilano	14	12	35	50	2	0	51	62
Vancouver - False Creek	0	1	359	578	90	0	449	579
Vancouver - Granville/Oak	5	9	4	11	3	1	12	21
Vancouver - Kerrisdale	22	22	0	0	7	0	29	22
Vancouver - Marpole	26	24	0	0	11	4	37	28
Vancouver - Eastside	278	404	637	441	356	303	1,271	1,148
Vancouver - Mt. Pleasant	10	12	85	0	0	0	95	12
Vancouver - Strath/Grand	11	6	3	9	297	1	311	16
Vancouver - Westside	121	168	43	32	150	41	314	241
Vancouver Total	491	658	1,326	1,850	916	350	2,733	2,858
West Vancouver	62	71	101	30	0	130	163	231
White Rock	18	52	12	132	12	0	42	184
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,779	2,724	5,258	6,620	1,635	563	8,672	9,907

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3: Completions by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	7	13	0	0	4	0	0	0	11	13	-15.4
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	3	6	2	2	0	0	15	0	20	8	150.0
Burnaby - Central Park	0	4	0	0	0	0	245	0	245	4	**
Burnaby - Remainder	12	23	4	8	25	0	0	0	41	31	32.3
Burnaby Total	22	48	6	10	29	0	260	0	317	58	**
Coquitlam	44	1	6	2	30	35	168	0	248	38	**
Delta - Tsawwassen	11	6	0	0	0	0	0	0	11	6	83.3
Delta - Ladner	7	5	0	2	0	0	32	0	39	7	**
Delta - North	3	0	8	0	0	0	2	0	13	0	n/a
Delta	21	11	8	2	0	0	34	0	63	13	**
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	22	16	0	0	15	14	8	20	45	50	-10.0
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	6	23	0	0	0	3	0	0	6	26	-76.9
New Westminster	4	7	2	0	0	0	0	28	6	35	-82.9
North Vancouver City	7	2	2	4	0	6	6	4	15	16	-6.3
North Vancouver DM	8	5	0	0	5	0	41	154	54	159	-66.0
Pitt Meadows	6	0	0	0	0	0	0	0	6	0	n/a
Port Coquitlam	5	0	0	0	28	9	59	0	92	9	**
Port Moody	2	0	0	0	0	0	185	0	187	0	n/a
Richmond	48	6	0	0	6	18	14	2	68	26	161.5
Surrey - South	23	23	0	0	13	0	51	12	87	35	148.6
Surrey - Cloverdale	13	2	0	0	7	11	3	2	23	15	53.3
Surrey - North	37	54	0	0	55	46	9	30	101	130	-22.3
Surrey - Guildford	0	0	0	0	0	10	0	0	0	10	-100.0
Surrey - Whalley	8	4	2	0	0	0	4	8	14	12	16.7
Surrey Total	81	83	2	0	75	67	67	52	225	202	11.4
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	110	0	110	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	11	2	0	0	0	0	4	2	15	4	**
Vancouver - Marpole	7	9	0	0	0	0	1	4	8	13	-38.5
Vancouver - Eastside	77	45	6	2	0	0	285	57	368	104	**
Vancouver - Mt. Pleasant	0	1	2	0	0	0	27	3	29	4	**
Vancouver - Strath/Grand	3	0	0	0	0	0	7	0	10	0	n/a
Vancouver - Westside	46	21	0	0	0	6	36	2	82	29	182.8
Vancouver Total	145	78	10	2	0	6	470	68	625	154	**
West Vancouver	15	6	0	0	0	0	0	0	15	6	150.0
White Rock	7	2	0	0	5	0	2	8	14	10	40.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	453	293	36	20	193	158	1,314	336	1,996	807	147.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	9	3	0	0	0	0	0	0	9	3	200.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	7	7	0	0	0	0	0	0	7	7	0.0
Burnaby - Mountain	2	1	0	0	0	0	75	0	77	1	**
Burnaby - North	39	38	2	0	4	0	203	47	248	85	191.8
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - South & East	19	23	6	10	0	12	87	37	112	82	36.6
Burnaby - Central Park	7	13	0	0	0	0	245	98	252	111	127.0
Burnaby - Remainder	61	66	24	24	25	131	210	403	320	624	-48.7
Burnaby Total	128	143	32	34	29	143	820	585	1,009	905	11.5
Coquitlam	183	97	24	8	112	183	567	517	886	805	10.1
Delta - Tsawwassen	22	8	2	0	0	0	1	0	25	8	**
Delta - Ladner	25	14	0	2	0	0	37	2	62	18	**
Delta - North	21	17	20	24	0	50	15	14	56	105	-46.7
Delta	68	39	22	26	0	50	53	16	143	131	9.2
Langley City	0	2	0	0	0	0	0	51	0	53	-100.0
Langley District	172	118	2	2	120	127	228	186	522	433	20.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	84	129	0	10	24	117	77	0	185	256	-27.7
New Westminster	25	25	4	0	0	53	0	144	29	222	-86.9
North Vancouver City	17	12	10	14	12	6	39	232	78	264	-70.5
North Vancouver DM	39	27	0	2	29	9	74	244	142	282	-49.6
Pitt Meadows	14	3	2	0	0	0	0	0	16	3	**
Port Coquitlam	15	4	0	0	46	9	96	302	157	315	-50.2
Port Moody	5	4	0	0	23	0	185	0	213	4	**
Richmond	194	29	4	52	36	87	732	233	966	401	140.9
Surrey - South	163	128	14	18	138	119	84	134	399	399	0.0
Surrey - Cloverdale	70	59	0	18	135	101	16	160	221	338	-34.6
Surrey - North	209	272	2	0	283	191	280	166	774	629	23.1
Surrey - Guildford	4	4	0	0	3	32	2	0	9	36	-75.0
Surrey - Whalley	62	35	2	2	11	40	378	28	453	105	**
Surrey Total	508	498	18	38	570	483	760	488	1,856	1,507	23.2
University Endowment Lands	4	1	0	0	16	0	90	0	110	1	**
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	266	548	266	549	-51.5
Vancouver - Kitsilano	3	3	10	6	0	21	6	4	19	34	-44.1
Vancouver - False Creek	0	1	0	0	0	0	280	129	280	130	115.4
Vancouver - Granville/Oak	3	2	2	0	9	6	2	51	16	59	-72.9
Vancouver - Kerrisdale	31	9	0	0	0	0	5	4	36	13	176.9
Vancouver - Marpole	24	18	2	2	0	0	6	7	32	27	18.5
Vancouver - Eastside	388	123	36	16	55	64	968	356	1,447	559	158.9
Vancouver - Mt. Pleasant	0	2	18	6	0	0	129	254	147	262	-43.9
Vancouver - Strath/Grand	5	6	0	2	13	0	7	0	25	8	**
Vancouver - Westside	177	69	0	0	0	65	53	65	230	199	15.6
Vancouver Total	631	234	68	32	77	156	1,722	1,499	2,498	1,921	30.0
West Vancouver	56	68	6	8	0	3	0	0	62	79	-21.5
White Rock	29	9	0	0	10	0	130	20	169	29	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	2,189	1,455	192	226	1,104	1,426	5,676	4,517	9,161	7,624	20.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	15	0	0	0
Burnaby - Central Park	0	0	0	0	245	0	0	0
Burnaby - Remainder	25	0	0	0	0	0	0	0
Burnaby Total	29	0	0	0	260	0	0	0
Coquitlam	30	35	0	0	156	0	12	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	30	0	2	0
Delta - North	0	0	0	0	0	0	2	0
Delta	0	0	0	0	30	0	4	0
Langley City	0	0	0	0	0	0	0	0
Langley District	15	14	0	0	0	20	8	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	3	0	0	0	0	0	0
New Westminster	0	0	0	0	0	28	0	0
North Vancouver City	0	6	0	0	0	4	6	0
North Vancouver DM	5	0	0	0	35	8	6	146
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	28	9	0	0	55	0	4	0
Port Moody	0	0	0	0	185	0	0	0
Richmond	6	18	0	0	0	2	14	0
Surrey - South	13	0	0	0	48	12	3	0
Surrey - Cloverdale	7	11	0	0	0	2	3	0
Surrey - North	55	46	0	0	0	30	9	0
Surrey - Guildford	0	10	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	8	4	0
Surrey Total	75	67	0	0	48	52	19	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	110	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	4	0
Vancouver - Marpole	0	0	0	0	0	4	1	0
Vancouver - Eastside	0	0	0	0	71	56	214	1
Vancouver - Mt. Pleasant	0	0	0	0	27	3	0	0
Vancouver - Strath/Grand	0	0	0	0	7	0	0	0
Vancouver - Westside	0	6	0	0	0	2	36	0
Vancouver Total	0	6	0	0	105	67	365	1
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	0	8	2	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	193	158	0	0	874	189	440	147

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	4	0	0	0	203	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	98	0	0
Burnaby - Remainder	25	131	0	0	210	403	0	0
Burnaby Total	29	143	0	0	820	585	0	0
Coquitlam	112	183	0	0	481	486	86	31
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	2	5	0
Delta - North	0	50	0	0	0	14	15	0
Delta	0	50	0	0	32	16	21	0
Langley City	0	0	0	0	0	51	0	0
Langley District	120	127	0	0	166	186	62	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	117	0	0	77	0	0	0
New Westminster	0	53	0	0	0	120	0	24
North Vancouver City	12	6	0	0	0	232	39	0
North Vancouver DM	29	9	0	0	59	98	15	146
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	46	9	0	0	85	302	11	0
Port Moody	23	0	0	0	185	0	0	0
Richmond	18	87	18	0	590	153	142	80
Surrey - South	138	119	0	0	48	134	36	0
Surrey - Cloverdale	135	101	0	0	0	160	16	0
Surrey - North	283	191	0	0	96	130	184	36
Surrey - Guildford	3	32	0	0	0	0	2	0
Surrey - Whalley	11	40	0	0	362	28	16	0
Surrey Total	570	483	0	0	506	452	254	36
University Endowment Lands	16	0	0	0	90	0	0	0
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	548	110	0
Vancouver - Kitsilano	0	21	0	0	6	4	0	0
Vancouver - False Creek	0	0	0	0	133	0	147	129
Vancouver - Granville/Oak	9	6	0	0	0	51	2	0
Vancouver - Kerrisdale	0	0	0	0	0	4	5	0
Vancouver - Marpole	0	0	0	0	0	6	6	1
Vancouver - Eastside	55	64	0	0	608	345	360	11
Vancouver - Mt. Pleasant	0	0	0	0	129	254	0	0
Vancouver - Strath/Grand	13	0	0	0	7	0	0	0
Vancouver - Westside	0	65	0	0	0	64	53	1
Vancouver Total	77	156	0	0	1,039	1,357	683	142
West Vancouver	0	3	0	0	0	0	0	0
White Rock	10	0	0	0	115	20	15	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	1,086	1,426	18	0	4,348	4,058	1,328	459

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas.

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Anmore	4	0	0	0	1	0	5	0
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	4	3	0	0	0	0	4	3
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	7	13	4	0	0	0	11	13
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	5	8	15	0	0	0	20	8
Burnaby - Central Park	0	4	245	0	0	0	245	4
Burnaby - Remainder	16	31	25	0	0	0	41	31
Burnaby Total	28	58	289	0	0	0	317	58
Coquitlam	40	3	190	35	18	0	248	38
Delta - Tsawwassen	11	6	0	0	0	0	11	6
Delta - Ladner	7	7	30	0	2	0	39	7
Delta - North	11	0	0	0	2	0	13	0
Delta	29	13	30	0	4	0	63	13
Langley City	0	1	0	0	0	0	0	1
Langley District	21	34	15	15	9	1	45	50
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	6	23	0	3	0	0	6	26
New Westminster	6	7	0	28	0	0	6	35
North Vancouver City	8	4	0	11	7	1	15	16
North Vancouver DM	8	13	40	0	6	146	54	159
Pitt Meadows	6	0	0	0	0	0	6	0
Port Coquitlam	5	0	83	9	4	0	92	9
Port Moody	2	0	185	0	0	0	187	0
Richmond	46	8	8	18	14	0	68	26
Surrey - South	23	35	61	0	3	0	87	35
Surrey - Cloverdale	9	4	7	11	7	0	23	15
Surrey - North	32	75	55	46	14	9	101	130
Surrey - Guildford	0	0	0	10	0	0	0	10
Surrey - Whalley	8	12	2	0	4	0	14	12
Surrey Total	72	126	125	67	28	9	225	202
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	110	0	110	0
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	0
Vancouver - Kerrisdale	9	4	0	0	6	0	15	4
Vancouver - Marpole	6	10	0	0	2	3	8	13
Vancouver - Eastside	53	93	71	0	244	11	368	104
Vancouver - Mt. Pleasant	2	1	27	3	0	0	29	4
Vancouver - Strath/Grand	2	0	7	0	1	0	10	0
Vancouver - Westside	35	16	0	6	47	7	82	29
Vancouver Total	110	124	105	9	410	21	625	154
West Vancouver	15	6	0	0	0	0	15	6
White Rock	7	10	5	0	2	0	14	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	418	434	1,075	195	503	178	1,996	807

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2013	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Belcarra													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
June 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
June 2012	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2013	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2012	4	50.0	1	12.5	1	12.5	0	0.0	2	25.0	8	--	--
Burnaby													
June 2013	0	0.0	1	2.8	11	30.6	18	50.0	6	16.7	36	1,163,500	1,222,983
June 2012	0	0.0	0	0.0	14	66.7	7	33.3	0	0.0	21	987,000	985,452
Year-to-date 2013	1	1.0	3	2.9	29	28.4	52	51.0	17	16.7	102	1,135,500	1,192,880
Year-to-date 2012	1	0.8	2	1.6	48	37.5	72	56.3	5	3.9	128	1,018,000	1,064,707
Coquitlam													
June 2013	0	0.0	11	25.0	26	59.1	7	15.9	0	0.0	44	824,900	854,761
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	33	20.8	90	56.6	32	20.1	4	2.5	159	834,990	902,501
Year-to-date 2012	0	0.0	23	25.0	55	59.8	14	15.2	0	0.0	92	821,000	854,761
Delta													
June 2013	0	0.0	0	0.0	9	45.0	9	45.0	2	10.0	20	1,028,037	1,103,367
June 2012	0	0.0	1	8.3	4	33.3	4	33.3	3	25.0	12	1,029,000	1,158,667
Year-to-date 2013	0	0.0	4	6.5	26	41.9	29	46.8	3	4.8	62	1,000,000	1,042,275
Year-to-date 2012	1	2.5	6	15.0	21	52.5	7	17.5	5	12.5	40	864,500	982,851
Langley City													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
June 2013	12	52.2	3	13.0	5	21.7	2	8.7	1	4.3	23	599,000	752,489
June 2012	6	40.0	3	20.0	3	20.0	1	6.7	2	13.3	15	699,000	850,478
Year-to-date 2013	52	33.8	36	23.4	24	15.6	16	10.4	26	16.9	154	699,450	953,296
Year-to-date 2012	22	25.3	27	31.0	16	18.4	13	14.9	9	10.3	87	699,000	889,979

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
June 2013	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	537,900	549,139
June 2012	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	612,450	595,832
Year-to-date 2013	60	78.9	13	17.1	3	3.9	0	0.0	0	0.0	76	572,400	568,991
Year-to-date 2012	71	72.4	24	24.5	3	3.1	0	0.0	0	0.0	98	563,950	566,226
New Westminster													
June 2013	2	15.4	3	23.1	6	46.2	2	15.4	0	0.0	13	837,000	818,715
June 2012	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2013	3	9.1	11	33.3	15	45.5	4	12.1	0	0.0	33	779,900	820,036
Year-to-date 2012	3	16.7	4	22.2	7	38.9	4	22.2	0	0.0	18	804,144	792,422
North Vancouver City													
June 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
North Vancouver DM													
June 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	1,823,500	1,924,545
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	1,569,000	1,733,912
Pitt Meadows													
June 2013	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	6	85.7	0	0.0	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Port Coquitlam													
June 2013	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	2	22.2	5	55.6	2	22.2	0	0.0	9	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
June 2013	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
June 2013	0	0.0	0	0.0	1	3.4	11	37.9	17	58.6	29	1,599,000	1,671,159
June 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	9	8.4	44	41.1	54	50.5	107	1,500,000	1,652,230
Year-to-date 2012	1	4.8	0	0.0	0	0.0	11	52.4	9	42.9	21	1,380,000	1,539,756

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2013	4	5.6	25	34.7	31	43.1	10	13.9	2	2.8	72	799,450	876,594
June 2012	26	32.9	27	34.2	21	26.6	5	6.3	0	0.0	79	689,900	718,363
Year-to-date 2013	65	14.8	154	35.0	164	37.3	30	6.8	27	6.1	440	751,168	864,842
Year-to-date 2012	153	32.3	176	37.2	111	23.5	19	4.0	14	3.0	473	697,664	741,612
University Endowment Lands													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
June 2013	0	0.0	1	1.0	8	8.0	45	45.0	46	46.0	100	1,350,000	1,716,283
June 2012	0	0.0	1	2.4	18	42.9	18	42.9	5	11.9	42	1,023,000	1,271,081
Year-to-date 2013	0	0.0	1	0.3	18	5.2	142	41.4	182	53.1	343	1,588,000	1,987,792
Year-to-date 2012	0	0.0	1	0.5	36	18.7	56	29.0	100	51.8	193	1,988,000	2,206,875
West Vancouver													
June 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	1	2.0	0	0.0	0	0.0	1	2.0	48	96.0	50	3,899,500	3,898,728
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	3,454,000	3,706,739
White Rock													
June 2013	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	4.0	16	64.0	8	32.0	25	1,400,000	1,538,560
Year-to-date 2012	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Indian Reserves													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
June 2013	29	7.5	50	12.9	104	26.7	115	29.6	91	23.4	389	1,058,000	1,266,714
June 2012	41	20.0	37	18.0	63	30.7	41	20.0	23	11.2	205	860,000	1,015,162
Year-to-date 2013	190	11.7	260	16.0	391	24.1	384	23.7	397	24.5	1,622	975,250	1,310,402
Year-to-date 2012	262	20.5	270	21.2	303	23.8	216	16.9	224	17.6	1,275	819,900	1,185,006

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2013

Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,222,983	985,452	24.1	1,192,880	1,064,707	12.0
Coquitlam	854,761	--	n/a	902,501	854,761	5.6
Delta	1,103,367	1,158,667	-4.8	1,042,275	982,851	6.0
Langley City	--	--	n/a	--	--	n/a
Langley District	752,489	850,478	-11.5	953,296	889,979	7.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	549,139	595,832	-7.8	568,991	566,226	0.5
New Westminster	818,715	--	n/a	820,036	792,422	3.5
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,924,545	1,733,912	11.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,671,159	--	n/a	1,652,230	1,539,756	7.3
Surrey Total	876,594	718,363	22.0	864,842	741,612	16.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,716,283	1,271,081	35.0	1,987,792	2,206,875	-9.9
West Vancouver	--	--	n/a	3,898,728	3,706,739	5.2
White Rock	--	--	n/a	1,538,560	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,266,714	1,025,162	23.6	1,310,402	1,185,006	10.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	751,749
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	789,865
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	766,111
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	737,424
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	710,659
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	690,157
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	694,803
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	729,407
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	716,025
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	713,814
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	717,714
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	721,028
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	746,281
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	762,752
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	734,879
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	734,505
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	743,944
	June	2,668	11.3	2,365	5,038	4,551	52.0	762,861	8.8	750,778
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	8,132	0.0		19,085			724,319	0.0	
	Q2 2013	8,271	1.7		16,928			758,807	4.8	
	YTD 2012	15,230	-20.5		36,685			748,262	-6.7	
	YTD 2013	13,840	-9.1		32,220			758,175	1.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14		119.0	1,275	6.5	65.2	898
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	17	0	0	0	15	0	0	103	135
June 2012	19	0	10	0	0	0	1	0	30
% Change	-10.5	n/a	-100.0	n/a	n/a	n/a	-100.0	n/a	**
Year-to-date 2013	84	0	0	0	71	0	0	245	400
Year-to-date 2012	112	2	28	0	44	31	5	0	222
% Change	-25.0	-100.0	-100.0	n/a	61.4	-100.0	-100.0	n/a	80.2
UNDER CONSTRUCTION									
June 2013	128	0	0	0	106	0	0	253	487
June 2012	151	4	44	0	153	31	6	0	389
% Change	-15.2	-100.0	-100.0	n/a	-30.7	-100.0	-100.0	n/a	25.2
COMPLETIONS									
June 2013	10	0	0	0	21	0	0	4	35
June 2012	10	0	2	0	7	87	1	0	107
% Change	0.0	n/a	-100.0	n/a	200.0	-100.0	-100.0	n/a	-67.3
Year-to-date 2013	88	0	0	0	48	0	3	41	180
Year-to-date 2012	90	0	50	1	15	87	7	0	250
% Change	-2.2	n/a	-100.0	-100.0	**	-100.0	-57.1	n/a	-28.0
COMPLETED & NOT ABSORBED									
June 2013	85	1	0	0	67	23	n/a	n/a	176
June 2012	98	0	8	0	13	76	n/a	n/a	195
% Change	-13.3	n/a	-100.0	n/a	**	-69.7	n/a	n/a	-9.7
ABSORBED									
June 2013	15	1	2	0	5	3	n/a	n/a	26
June 2012	13	0	2	0	6	13	n/a	n/a	34
% Change	15.4	n/a	0.0	n/a	-16.7	-76.9	n/a	n/a	-23.5
Year-to-date 2013	119	3	6	0	24	6	n/a	n/a	158
Year-to-date 2012	99	0	48	1	10	13	n/a	n/a	171
% Change	20.2	n/a	-87.5	-100.0	140.0	-53.8	n/a	n/a	-7.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2013	8	0	0	0	15	0	0	103	126
June 2012	12	0	10	0	0	0	0	0	22
Mission DM									
June 2013	9	0	0	0	0	0	0	0	9
June 2012	7	0	0	0	0	0	1	0	8
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2013	17	0	0	0	15	0	0	103	135
June 2012	19	0	10	0	0	0	1	0	30
UNDER CONSTRUCTION									
Abbotsford City									
June 2013	89	0	0	0	106	0	0	253	448
June 2012	109	0	44	0	153	31	2	0	339
Mission DM									
June 2013	39	0	0	0	0	0	0	0	39
June 2012	42	4	0	0	0	0	4	0	50
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2013	128	0	0	0	106	0	0	253	487
June 2012	151	4	44	0	153	31	6	0	389
COMPLETIONS									
Abbotsford City									
June 2013	9	0	0	0	21	0	0	4	34
June 2012	5	0	2	0	7	87	0	0	101
Mission DM									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	5	0	0	0	0	0	1	0	6
Indian Reserves									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2013	10	0	0	0	21	0	0	4	35
June 2012	10	0	2	0	7	87	1	0	107

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.1: Housing Activity Summary by Submarket June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2013	59	0	0	0	67	23	n/a	n/a	149
June 2012	68	0	8	0	13	76	n/a	n/a	165
Mission DM									
June 2013	26	1	0	0	0	0	n/a	n/a	27
June 2012	30	0	0	0	0	0	n/a	n/a	30
Indian Reserves									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2013	85	1	0	0	67	23	n/a	n/a	176
June 2012	98	0	8	0	13	76	n/a	n/a	195
ABSORBED									
Abbotsford City									
June 2013	13	0	2	0	5	3	n/a	n/a	23
June 2012	8	0	2	0	6	13	n/a	n/a	29
Mission DM									
June 2013	2	1	0	0	0	0	n/a	n/a	3
June 2012	5	0	0	0	0	0	n/a	n/a	5
Indian Reserves									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2013	15	1	2	0	5	3	n/a	n/a	26
June 2012	13	0	2	0	6	13	n/a	n/a	34

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Abbotsford City	8	12	0	0	15	0	103	10	126	22	**
Mission DM	9	8	0	0	0	0	0	0	9	8	12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	20	0	0	15	0	103	10	135	30	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	56	85	0	0	71	44	245	59	372	188	97.9
Mission DM	28	32	0	2	0	0	0	0	28	34	-17.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	84	117	0	2	71	44	245	59	400	222	80.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Abbotsford City	15	0	0	0	0	10	103	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	15	0	0	0	0	10	103	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	71	44	0	0	0	59	245	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	44	0	0	0	59	245	0

Table 2.4: Starts by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Abbotsford City	8	22	15	0	103	0	126	22
Mission DM	9	7	0	0	0	1	9	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	17	29	15	0	103	1	135	30

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	56	113	71	75	245	0	372	188
Mission DM	28	29	0	0	0	5	28	34
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	84	142	71	75	245	5	400	222

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3: Completions by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Abbotsford City	9	5	0	0	21	7	4	89	34	101	-66.3
Mission DM	1	6	0	0	0	0	0	0	1	6	-83.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	10	11	0	0	21	7	4	89	35	107	-67.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	60	55	0	0	48	15	41	137	149	207	-28.0
Mission DM	31	43	0	0	0	0	0	0	31	43	-27.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	91	98	0	0	48	15	41	137	180	250	-28.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Abbotsford City	21	7	0	0	0	89	4	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	21	7	0	0	0	89	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	48	15	0	0	0	137	41	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	48	15	0	0	0	137	41	0

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Abbotsford City	9	7	21	94	4	0	34	101
Mission DM	1	5	0	0	0	1	1	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	10	12	21	94	4	1	35	107

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	60	101	48	103	41	3	149	207
Mission DM	28	39	0	0	3	4	31	43
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	88	140	48	103	44	7	180	250

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as 1 unit "Ownership, Single" and the accessory suite as 1 unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as 2 units, "Ownership, Freehold, Apt + Other" in some markets, including Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency, but affects year-over-year comparisons in 2013 for select categories in this Table.

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2013	2	15.4	6	46.2	3	23.1	1	7.7	1	7.7	13	548,900	574,608
June 2012	0	0.0	3	37.5	1	12.5	0	0.0	4	50.0	8	--	--
Year-to-date 2013	7	8.2	23	27.1	36	42.4	12	14.1	7	8.2	85	601,900	608,113
Year-to-date 2012	2	3.6	25	45.5	12	21.8	3	5.5	13	23.6	55	559,700	627,198
Mission DM													
June 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2012	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	5	14.7	26	76.5	2	5.9	1	2.9	0	0.0	34	462,900	482,782
Year-to-date 2012	7	15.6	33	73.3	3	6.7	2	4.4	0	0.0	45	469,900	476,931
Indian Reserves													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
June 2013	2	13.3	8	53.3	3	20.0	1	6.7	1	6.7	15	540,900	559,380
June 2012	3	23.1	4	30.8	1	7.7	1	7.7	4	30.8	13	549,900	611,323
Year-to-date 2013	12	10.1	49	41.2	38	31.9	13	10.9	7	5.9	119	549,900	572,304
Year-to-date 2012	9	9.0	58	58.0	15	15.0	5	5.0	13	13.0	100	519,900	559,578

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2013

Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	574,608	--	n/a	608,113	627,198	-3.0
Mission DM	--	--	n/a	482,782	476,931	1.2
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	559,380	611,323	-8.5	572,304	559,578	2.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	493,696
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	494,361
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	488,012
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	492,953
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	476,473
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	488,561
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	484,092
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	490,375
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	495,125
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	475,203
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	463,160
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	455,277
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	462,333
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	475,893
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	483,398
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,711
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	487,653
	June	1,258	-9.4	1,059	2,298	2,170	48.8	499,672	-0.8	486,657
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	YTD 2012	7,527	-7.5		16,291			490,991	-3.6	
	YTD 2013	6,308	-16.2		14,859			486,267	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
June 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14		117.6	93	8.5	69.2	780
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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